

## Statement of Information

### Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Address Including suburb and postcode 24/510 Glenferrie Road, Hawthorn Vic 3122

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$320,000 & \$350,000

#### Median sale price

Median price \$596,000 House Unit X Suburb Hawthorn

Period - From 01/10/2017 to 30/09/2018 Source REIV

#### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	201/81-83 Riversdale Rd HAWTHORN 3122	\$350,000	18/05/2018
2	213/81-83 Riversdale Rd HAWTHORN 3122	\$346,000	20/10/2018
3	19/146 Power St HAWTHORN 3122	\$340,000	07/07/2018

OR

**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.



**Rooms:**  
**Property Type:**  
**Agent Comments**

**Indicative Selling Price**

\$320,000 - \$350,000

**Median Unit Price**

Year ending September 2018: \$596,000

Spacious first floor, bright and sunny 1 bedroom apartment with large living room, (incorporating lounge and dining) functional kitchen, sparkling bathroom, on site laundry facilities and undercover carpark on title.

## Comparable Properties

**201/81-83 Riversdale Rd HAWTHORN 3122 (REI)**

**Agent Comments**



**Price:** \$350,000

**Method:** Private Sale

**Date:** 18/05/2018

**Rooms:** -

**Property Type:** Unit

**213/81-83 Riversdale Rd HAWTHORN 3122 (REI)**

**Agent Comments**



**Price:** \$346,000

**Method:** Private Sale

**Date:** 20/10/2018

**Rooms:** 2

**Property Type:** Apartment



**19/146 Power St HAWTHORN 3122 (REI)**

**Agent Comments**



**Price:** \$340,000

**Method:** Private Sale

**Date:** 07/07/2018

**Rooms:** -

**Property Type:** Apartment