

# 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

9/494 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

\$600,000

&

\$660,000

### Median sale price

Median price

\$540,000

Property Type

Unit

Suburb

Hawthorn

Period - From

01/07/2021

to

30/09/2021

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	9/508 Glenferrie Rd HAWTHORN 3122	\$675,000	21/10/2021
2	8/498 Glenferrie Rd HAWTHORN 3122	\$635,000	28/08/2021
3	9/247 Riversdale Rd HAWTHORN EAST 3123	\$630,000	09/11/2021

**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.~~

This Statement of Information was prepared on:

26/11/2021 09:41



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**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**

\$600,000 - \$660,000

**Median Unit Price**

September quarter 2021: \$540,000

## Comparable Properties



**9/508 Glenferrie Rd HAWTHORN 3122 (REI)**

**Agent Comments**

 2  1  1

Larger master bedroom with WIR

**Price:** \$675,000

**Method:** Private Sale

**Date:** 21/10/2021

**Property Type:** Apartment



**8/498 Glenferrie Rd HAWTHORN 3122 (REI)**

**Agent Comments**

 2  1  1

**Price:** \$635,000

**Method:** Private Sale

**Date:** 28/08/2021

**Property Type:** Apartment



**9/247 Riversdale Rd HAWTHORN EAST 3123 (REI)**

**Agent Comments**

 2  1  1

**Price:** \$630,000

**Method:** Sold Before Auction

**Date:** 09/11/2021

**Property Type:** Apartment

**Account - Woodards** | P: 03 9805 1111 | F: 03 9805 1199