

## 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

5/474 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$600,000

&

\$660,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$597,499

Property type

Unit

Suburb

Hawthorn

Period-from

01 Mar 2020

to

28 Feb 2021

Source

Corelogic

### 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 6 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

701/377-383 Burwood Road Hawthorn VIC 3122	\$600,000	19-Jan-21
56/44 Burwood Road Hawthorn VIC 3122	\$637,000	05-Nov-20
10/47 Evansdale Road Hawthorn VIC 3122	\$657,000	15-Dec-20

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 6 months.~~

This Statement of Information was prepared on: 31 March 2021



**701/377-383 Burwood Road  
Hawthorn VIC 3122**

2 1 1

Sold Price **\$600,000** Sold Date **19-Jan-21**

Distance **1.3km**



**56/44 Burwood Road Hawthorn  
VIC 3122**

2 1 1

Sold Price **\$637,000** Sold Date **05-Nov-20**

Distance **1.68km**



**10/47 Evansdale Road Hawthorn  
VIC 3122**

2 1 1

Sold Price **\$657,000** Sold Date **15-Dec-20**

Distance **1.44km**

RS = Recent sale

UN = Undisclosed Sale

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