

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

7/570 Glenferrie Road, Hawthorn Vic 3122

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$530,000

&

\$580,000

Median sale price

Median price

\$602,000

Property Type

Unit

Suburb

Hawthorn

Period - From

01/07/2023

to

30/09/2023

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	301/1a Launder St HAWTHORN 3122	\$585,000	27/07/2023
2	501/36 Lynch St HAWTHORN 3122	\$568,000	14/09/2023
3	10/45 Church St HAWTHORN 3122	\$540,000	19/10/2023

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:

11/11/2023 14:55

7/570 Glenferrie Road, Hawthorn Vic 3122

A—Z

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Indicative Selling Price

\$530,000 - \$580,000

Median Unit Price

September quarter 2023: \$602,000



2 1 1

Property Type: Apartment

Agent Comments

Comparable Properties



301/1a Launder St HAWTHORN 3122 (REI/VG) **Agent Comments**

2 1 1

Price: \$585,000

Method: Private Sale

Date: 27/07/2023

Property Type: Apartment



501/36 Lynch St HAWTHORN 3122 (REI) **Agent Comments**

2 2 1

Price: \$568,000

Method: Private Sale

Date: 14/09/2023

Property Type: Apartment



10/45 Church St HAWTHORN 3122 (REI) **Agent Comments**

2 1 1

Price: \$540,000

Method: Sold Before Auction

Date: 19/10/2023

Property Type: Unit

Account - A-Z Real Estate Agency | P: 03 9815 1124



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