

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

10/474 Glenferrie Road Hawthorn VIC 3122

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$650,000

&

\$700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$605,000

Property type

Unit

Suburb

Hawthorn

Period-from

01 Oct 2020

to

30 Sep 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

1/523 Burwood Road Hawthorn VIC 3122	\$675,000	30-Sep-21
210/31 Queens Avenue Hawthorn VIC 3122	\$690,000	10-May-21

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.

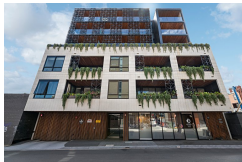
This Statement of Information was prepared on: 21 October 2021



1/523 Burwood Road Hawthorn VIC 3122 Sold Price ^{RS} **\$675,000** Sold Date **30-Sep-21**

2 2 1

Distance **1.38km**



210/31 Queens Avenue Hawthorn VIC 3122 Sold Price **\$690,000** Sold Date **10-May-21**

2 2 1

Distance **1.55km**

RS = Recent sale

UN = Undisclosed Sale

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