

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

111/862 Glenferrie Road, Hawthorn Vic 3122

Indicative selling price

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

Single price \$668,000

Median sale price

Median price \$535,250

Property Type Unit

Suburb Hawthorn

Period - From 07/11/2018

to 06/11/2019

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	103/39 Riversdale Rd HAWTHORN 3122	\$680,000	04/06/2019
2	205/77 High St KEW 3101	\$680,000	22/10/2019
3	310/96 Camberwell Rd HAWTHORN EAST 3123	\$660,000	18/07/2019

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:

07/11/2019 12:31

111/862 Glenferrie Road, Hawthorn Vic 3122



 2  2  1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$668,000

Median Unit Price

07/11/2018 - 06/11/2019: \$535,250

Comparable Properties



103/39 Riversdale Rd HAWTHORN 3122 (REI/VG)

Agent Comments

 2  2  1

Price: \$680,000

Method: Private Sale

Date: 04/06/2019

Rooms: 5

Property Type: Apartment



205/77 High St KEW 3101 (REI)

Agent Comments

 2  2  1

Price: \$680,000

Method: Private Sale

Date: 22/10/2019

Rooms: 4

Property Type: Apartment



310/96 Camberwell Rd HAWTHORN EAST 3123 (REI/VG)

Agent Comments

 2  2  1

Price: \$660,000

Method: Private Sale

Date: 18/07/2019

Property Type: Apartment

Account - Elite RE | P: 03 9663 9977 | F: (03)96638800



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.