

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

302/862 Glenferrie Road, Hawthorn Vic 3122

Indicative selling price

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

Range between \$500,000 & \$550,000

Median sale price

Median price \$603,338 Property Type Unit Suburb Hawthorn

Period - From 29/04/2021 to 28/04/2022 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	324/17 Lynch St HAWTHORN 3122	\$545,000	18/02/2022
2	412/17 Lynch St HAWTHORN 3122	\$538,000	16/02/2022
3	G01/36 Lynch St HAWTHORN 3122	\$515,000	19/01/2022

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:

29/04/2022 14:21



Property Type:
Agent Comments

Indicative Selling Price
\$500,000 - \$550,000
Median Unit Price
29/04/2021 - 28/04/2022: \$603,338

Comparable Properties



324/17 Lynch St HAWTHORN 3122 (REI/VG)

Agent Comments



Price: \$545,000
Method: Private Sale
Date: 18/02/2022
Property Type: Apartment



412/17 Lynch St HAWTHORN 3122 (REI)

Agent Comments



Price: \$538,000
Method: Private Sale
Date: 16/02/2022
Property Type: Apartment



G01/36 Lynch St HAWTHORN 3122 (REI)

Agent Comments



Price: \$515,000
Method: Private Sale
Date: 19/01/2022
Property Type: Apartment

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