

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

509/1 GLENFERRIE PLACE 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

\$120,000

&

\$130,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$606,999

Property type

Unit

Suburb

Hawthorn

Period-from

01 Nov 2021

to

31 Oct 2022

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

302/28 QUEENS AVENUE HAWTHORN VIC 3122	\$117,000	22-Jul-22
302A/71 RIVERSDALE ROAD HAWTHORN VIC 3122	\$110,000	29-Mar-22
217/2 EASTERN PLACE HAWTHORN EAST VIC 3123	\$115,000	24-Dec-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: 03 November 2022


**302/28 QUEENS AVENUE
HAWTHORN VIC 3122**
 1  1  1

Sold Price

\$117,000

Sold Date

22-Jul-22

Distance

0.7km

**302A/71 RIVERSDALE ROAD
HAWTHORN VIC 3122**
 1  1  1

Sold Price

\$110,000

Sold Date

29-Mar-22

Distance

0.73km

**217/2 EASTERN PLACE
HAWTHORN EAST VIC 3123**
 1  1  -

Sold Price

\$115,000

Sold Date

24-Dec-21

Distance

0.83km
RS = Recent sale

UN = Undisclosed Sale

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