Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

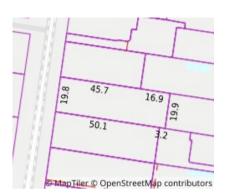
Prope	erty offere	d for s	sale									
Address Including suburb and postcode			1/496 Glenferrie Road, Hawthorn Vic 3122									
Indica	ative sellir	ng pric	е									
For the	e meaning c	of this p	orice see	con	sumer.vic.go\	√.au/ι	underqu	oting				
Range between \$2,60			0,000		&		\$2,850,000					
Media	ın sale pri	ce										
Median price \$1,480			000	Pro	operty Type	Town	house		Subi	urb H	awthorn	
Period - From 16/02/			023	to	15/02/2024		(Source	REIV	′		
Comp	arable pro	operty	sales	(*De	lete A or B	belo	w as a	pplica	ble)			
A*	These are the three properties sold within two kilometres of the property for sale in the last sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.											
Address of comparable property										Pric	е	Date of sale
1												
2												
3												
OR												
B*		_	_		representative wo kilometres		•					ee comparable onths.
This Statement of Information was prepared on:								on:	16/02/2024 06:17			





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Indicative Selling Price \$2,600,000 - \$2,850,000 Median Townhouse Price 16/02/2023 - 15/02/2024: \$1,480,000



Property Type: Strata Unit/Flat
Agent Comments

Comparable Properties

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.

Account - RT Edgar | P: 03 9826 1000



