

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

12/583 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

\$425,000

&

\$450,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

Unit

Suburb

Hawthorn

Period-from

01 Jun 2020

to

31 May 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

8/14 The Boulevard Hawthorn VIC 3122	\$454,000	27-Mar-21
3/333 Auburn Road Hawthorn VIC 3122	\$466,000	17-Apr-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.

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8/14 The Boulevard Hawthorn VIC 3122

Sold Price

^{RS}

\$454,000

Sold Date

27-Mar-21

2

1

-

Distance

0.7km



3/333 Auburn Road Hawthorn VIC 3122

Sold Price

\$466,000

Sold Date

17-Apr-21

2

1

1

Distance

1.18km

RS = Recent sale

UN = Undisclosed Sale

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