

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

1/589-591 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

\$150,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$555,000

Property type

Unit

Suburb

Hawthorn

Period-from

01 Dec 2023

to

30 Nov 2024

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

67/29 LYNCH STREET HAWTHORN VIC 3122	\$160,000	21-Aug-24
65/29 LYNCH STREET HAWTHORN VIC 3122	\$145,000	12-Nov-24
604/1 GLENFERRIE PLACE HAWTHORN VIC 3122	\$135,000	24-Oct-24

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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67/29 LYNCH STREET HAWTHORN Sold Price **\$160,000** Sold Date **21-Aug-24**
VIC 3122

1 1 -

Distance **0.33km**



65/29 LYNCH STREET HAWTHORN Sold Price ^{RS} **\$145,000** ^{UN} Sold Date **12-Nov-24**
VIC 3122

1 1 -

Distance **0.33km**



604/1 GLENFERRIE PLACE Sold Price **\$135,000** Sold Date **24-Oct-24**
HAWTHORN VIC 3122

1 1 -

Distance **0.3km**

RS = Recent sale **UN** = Undisclosed Sale

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