

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

10/494 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

\$570,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$560,000

Property type

Unit

Suburb

Hawthorn

Period-from

01 Oct 2022

to

30 Sep 2023

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

2/112 RIVERSDALE ROAD HAWTHORN VIC 3122	\$620,000	22-Sep-23
7/26 HAWTHORN GLEN HAWTHORN VIC 3122	\$610,000	24-Jun-23

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: 30 October 2023



2/112 RIVERSDALE ROAD HAWTHORN VIC 3122

2 1 1

Sold Price ^{RS} **\$620,000** ^{UN} Sold Date **22-Sep-23**

Distance **0.31km**



7/26 HAWTHORN GLEN HAWTHORN VIC 3122

2 1 1

Sold Price **\$610,000** Sold Date **24-Jun-23**

Distance **0.22km**

RS = Recent sale

UN = Undisclosed Sale

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