

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

10/570 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

\$425,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$565,000

Property type

Unit

Suburb

Hawthorn

Period-from

01 Mar 2024

to

28 Feb 2025

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

119/81 RIVERSDALE ROAD HAWTHORN VIC 3122	\$435,000	14-Nov-24
104/577 GLENFERRIE ROAD HAWTHORN VIC 3122	\$430,000	09-Feb-25
14/129-131 RIVERSDALE ROAD HAWTHORN VIC 3122	\$430,000	20-Mar-25

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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**119/81 RIVERSDALE ROAD
HAWTHORN VIC 3122**

1 1 1

Sold Price **\$435,000** Sold Date **14-Nov-24**

Distance **0.21km**

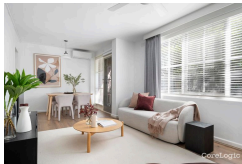


**104/577 GLENFERRIE ROAD
HAWTHORN VIC 3122**

1 1 1

Sold Price **\$430,000** Sold Date **09-Feb-25**

Distance **0.13km**



**14/129-131 RIVERSDALE ROAD
HAWTHORN VIC 3122**

1 1 -

Sold Price ^{RS} **\$430,000** Sold Date **20-Mar-25**

Distance **0.31km**

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

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