# 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

20/589-591 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	or range between	\$165,000	&	\$175,000
Single Price		\$165,000	&	\$175,000

## Median sale price

(\*Delete house or unit as applicable)

Median Price	\$575,000	Prop	erty type	type Unit		Suburb	Hawthorn
Period-from	01 Apr 2024	to	31 Mar 2	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
12/60 AUBURN ROAD HAWTHORN VIC 3122	\$179,000	25-Nov-24
65/29 LYNCH STREET HAWTHORN VIC 3122	\$145,000	08-Nov-24
1010/1 GLENFERRIE PLACE HAWTHORN VIC 3122	\$142,500	19-Dec-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.

This Statement of Information was prepared on: 24 April 2025





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12/60 AUBURN ROAD HAWTHORN Sold Price VIC 3122

\$179,000 Sold Date 25-Nov-24

Distance

1.09km



65/29 LYNCH STREET HAWTHORN Sold Price

\$145,000 Sold Date 08-Nov-24



VIC 3122 二 1 ₽ 1

Distance

0.33km



1010/1 GLENFERRIE PLACE **HAWTHORN VIC 3122** 

Sold Price

\$142,500 Sold Date 19-Dec-24

Distance

0.3km

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**RS** = Recent sale

UN = Undisclosed Sale

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