

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

309/1 GLENFERRIE PLACE 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

\$128,000

&

\$140,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$575,000

Property type

Unit

Suburb

Hawthorn

Period-from

01 May 2024

to

30 Apr 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

407/1 GLENFERRIE PLACE HAWTHORN VIC 3122	\$135,000	26-Jul-24
1010/1 GLENFERRIE PLACE HAWTHORN VIC 3122	\$142,500	19-Dec-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.

This Statement of Information was prepared on: 06 May 2025



407/1 GLENFERRIE PLACE HAWTHORN VIC 3122

 1  1  -

Sold Price

\$135,000

Sold Date

26-Jul-24

Distance

0km



1010/1 GLENFERRIE PLACE HAWTHORN VIC 3122

 1  1  -

Sold Price

\$142,500

Sold Date

19-Dec-24

Distance

0km



604/1 GLENFERRIE PLACE HAWTHORN VIC 3122

 1  1  -

Sold Price

\$135,000

Sold Date

24-Oct-24

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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