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

7/589 Glenferrie Road, Hawthorn Vic 3122

Indicative selling price

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For the meaning of this	NICE SEE CONSLIMER VIC	dov au/underduoting
For the meaning of this		.gov.uu/unaciquoting

Single price \$139,950

Median sale price

Median price	\$570,000	Pro	perty Type Uni	t		Suburb	Hawthorn
Period - From	14/05/2024	to	13/05/2025	So	ource	Property	/ Data

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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Add	dress of comparable property	Price	Date of sale
1	17/589 Glenferrie Rd HAWTHORN 3122	\$160,000	10/04/2025
2	503/1 Queens Av HAWTHORN 3122	\$130,000	20/02/2025
3	10/29 Lynch St HAWTHORN 3122	\$138,000	04/02/2025

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 six months.

This Statement of Information was prepared on:

14/05/2025 12:36



7/589 Glenferrie Road, Hawthorn Vic 3122





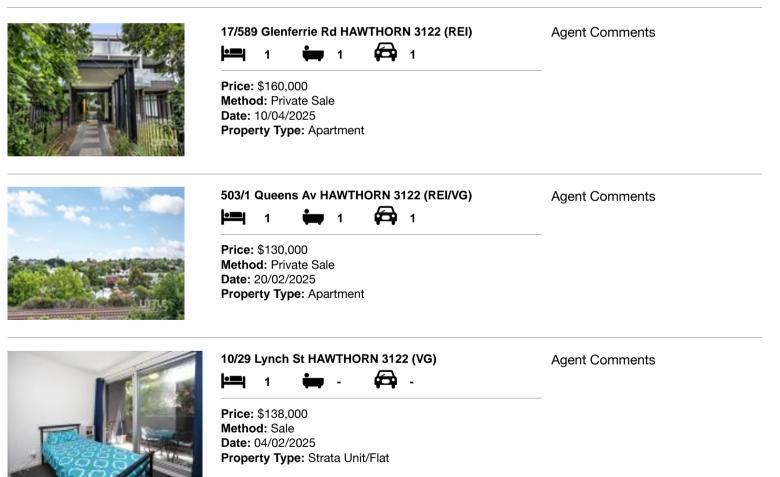


Rooms: 3 Property Type: Apartment Agent Comments jeffa@rosshunt.com.au Indicative Selling Price \$139,950 Median Unit Price

14/05/2024 - 13/05/2025: \$570,000

Jeff Anderson (03) 9835 1151 0411 222 744

Comparable Properties



Account - Ross-Hunt Surrey Hills | P: (03) 9830 4044



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