

# 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

11/576 Glenferrie Road, Hawthorn Vic 3122

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$350,000 & \$380,000

### Median sale price

Median price \$540,000 Property Type Unit Suburb Hawthorn

Period - From 01/07/2021 to 30/09/2021 Source REIV

### 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.

	Address of comparable property	Price	Date of sale
1	5/486 Glenferrie Rd HAWTHORN 3122	\$405,000	03/11/2021
2	14/8 Hepburn St HAWTHORN 3122	\$390,000	04/07/2021
3	5/8 Hepburn St HAWTHORN 3122	\$350,000	16/08/2021

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:

04/11/2021 08:15



**Property Type:** Strata Unit/Flat  
**Agent Comments**

**Indicative Selling Price**  
\$350,000 - \$380,000  
**Median Unit Price**  
September quarter 2021: \$540,000

## Comparable Properties



**5/486 Glenferrie Rd HAWTHORN 3122 (REI)**

**Agent Comments**



**Price:** \$405,000  
**Method:** Private Sale  
**Date:** 03/11/2021  
**Property Type:** Apartment



**14/8 Hepburn St HAWTHORN 3122 (REI)**

**Agent Comments**



**Price:** \$390,000  
**Method:** Sold Before Auction  
**Date:** 04/07/2021  
**Property Type:** Apartment



**5/8 Hepburn St HAWTHORN 3122 (REI)**

**Agent Comments**



**Price:** \$350,000  
**Method:** Private Sale  
**Date:** 16/08/2021  
**Property Type:** Apartment

**Account - Nelson Alexander** | P: 03 98548888 | F: 03 94177408