

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

18/510 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

\$430,000

&

\$470,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$2,590,000

Property type

Other

Suburb

Hawthorn

Period-from

01 Dec 2020

to

30 Nov 2021

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

2/109 Riversdale Road Hawthorn VIC 3122	\$495,000	28-Jun-21
9/95 Manningtree Road Hawthorn VIC 3122	\$425,000	03-Nov-21
10/197 Auburn Road Hawthorn VIC 3122	\$430,000	04-Oct-21

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: 14 December 2021



**2/109 Riversdale Road Hawthorn
VIC 3122**

1 1 1

Sold Price

\$495,000

Sold Date

28-Jun-21

Distance

0.22km



**9/95 Manningtree Road Hawthorn
VIC 3122**

1 1 1

Sold Price

\$425,000

Sold Date

03-Nov-21

Distance

0.75km



**10/197 Auburn Road Hawthorn VIC
3122**

1 1 1

Sold Price

^{RS} **\$430,000** ^{UN}

Sold Date

04-Oct-21

Distance

0.99km

RS = Recent sale

UN = Undisclosed Sale

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