

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

105/625 Glenferrie Road, Hawthorn Vic 3122

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$900,000

&

\$990,000

Median sale price

Median price \$603,500

Property Type Unit

Suburb Hawthorn

Period - From 01/01/2021

to 31/03/2021

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 | 401/151-155 Burwood Rd HAWTHORN 3122 | \$965,000 | 01/02/2021 |
| 2 | 907/377 Burwood Rd HAWTHORN 3122 | \$955,000 | 01/05/2021 |
| 3 | | | |

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:

20/05/2021 11:05



Rooms: 4

Property Type: Serviced
Apartment

Agent Comments

Comparable Properties



401/151-155 Burwood Rd HAWTHORN 3122 (REI/VG)

Agent Comments



Price: \$965,000

Method: Private Sale

Date: 01/02/2021

Property Type: Apartment



907/377 Burwood Rd HAWTHORN 3122 (REI)

Agent Comments



Price: \$955,000

Method: Auction Sale

Date: 01/05/2021

Property Type: Apartment

Land Size: 1595.90 sqm approx

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.