



## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

Address (including Suburb and postcode)

6/589-591 Glenferrie Road, HAWTHORN, 3122

### Indicative selling price

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

Single Price

or range between

\$225,000

&

\$235,000

### Median sale price

Median price

\$541,000

Property type

House

Suburb

HAWTHORN, 3122

Period from

19/06/2017

to

10/09/2017

Source

core logic

### Comparable property sale

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

Unit 303, 383 Burwood Road, HAWTHORN, 3122 Victoria

\$255,000

07/07/2017

Unit 43, 29 Lynch Street, HAWTHORN, 3122 Victoria

\$207,500

20/06/2017

Unit 205, 616 Glenferrie Road, HAWTHORN, 3122 Victoria

\$272,500

03/03/2017