

## 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	7/576 Glenferrie Road, Hawthorn Vic 3122
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#### Indicative selling price

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

Range between	\$420,000	&	\$460,000
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#### Median sale price

Median price	\$568,500	House		Unit	X	Suburb	Hawthorn
Period - From	01/07/2016	to	30/06/2017	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	6/176 Power St HAWTHORN 3122	\$490,000	25/03/2017
2	3/183 Auburn Rd HAWTHORN 3122	\$482,000	01/05/2017
3	4/77 Harold St HAWTHORN EAST 3123	\$445,000	02/08/2017

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.