

Statement of Information

Single residential property located inside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or
locality and postcode

Lot 111 , 616 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 \$295,000

Median sale price

Median price \$375,000

*Unit X

Suburb
or locality Hawthorn, VIC

Period - From 04/12/2016 to 04/12/2017

Source realestate.com.au

Comparable property sales

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
1. Lot 306- 616 Glenferrie Road, Hawthorn	\$315,000	24/10/2017
2. Lot 516- 616 Glenferrie Road, Hawthorn	\$342,500	19/10/2017
3. Lot 105 - 616 Glenferrie Road, Hawthorn	\$292,600	01/12/2017