



## Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale  
5/5 Summerlea Grove,  
HAWTHORN

1  1  1 

Indicative selling price

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

**Range \$280,000 - \$300,000**



**Jeff Anderson**

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# Ross-Hunt

real estate



Sales



Auctioneers



Buyers Advocacy



Rentals



Owners Corporation

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# 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 5/5 Summerlea Grove, Hawthorn Vic 3122

### Indicative selling price

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

Range between \$280,000 & \$300,000

### Median sale price

Median price \$587,500 Property Type Unit Suburb Hawthorn

Period - From 30/11/2019 to 29/11/2020 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	17/557 Glenferrie Rd HAWTHORN 3122	\$320,000	02/03/2020
2	3/162 Barkers Rd HAWTHORN 3122	\$313,500	22/05/2020
3	3/506 Glenferrie Rd HAWTHORN 3122	\$293,000	06/03/2020

**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.~~

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**Indicative Selling Price**

\$280,000 - \$300,000

**Median Unit Price**

30/11/2019 - 29/11/2020: \$587,500



**Property Type:** Strata Unit/Flat  
**Agent Comments**

## Comparable Properties



**17/557 Glenferrie Rd HAWTHORN 3122 (VG)**

**Agent Comments**



**Price:** \$320,000

**Method:** Sale

**Date:** 02/03/2020

**Property Type:** Strata Unit/Flat



**3/162 Barkers Rd HAWTHORN 3122 (REI/VG)**

**Agent Comments**



**Price:** \$313,500

**Method:** Private Sale

**Date:** 22/05/2020

**Property Type:** Apartment



**3/506 Glenferrie Rd HAWTHORN 3122 (VG)**

**Agent Comments**



**Price:** \$293,000

**Method:** Sale

**Date:** 06/03/2020

**Property Type:** Strata Unit/Flat