### Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

<b>Property</b>	offered	for sale
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Address	3/27 Glen Street, Hawthorn Vic 3122
Including suburb and	
postcode	

#### Indicative selling price

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

Range between	\$650,000	&	\$690,000

#### Median sale price

Median price	\$602,500	Pro	perty Type U	nit		Suburb	Hawthorn
Period - From	01/10/2020	to	31/12/2020	Sc	urce	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

Add	dress of comparable property	Price	Date of sale
1	8/22 Connell St HAWTHORN 3122	\$690,000	20/02/2021
2	16/177 Power St HAWTHORN 3122	\$685,000	25/11/2020
3	10/47 Evansdale Rd HAWTHORN 3122	\$657,000	15/12/2020

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	01/03/2021 17:06
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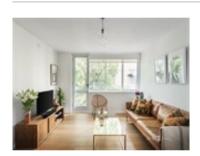




**Property Type:** Flat/Unit/Apartment (Res) **Agent Comments** Internal area 76sqm (approx.)

**Indicative Selling Price** \$650,000 - \$690,000 **Median Unit Price** December quarter 2020: \$602,500

## Comparable Properties



8/22 Connell St HAWTHORN 3122 (REI)





Price: \$690,000 Method: Auction Sale Date: 20/02/2021

Property Type: Apartment

**Agent Comments** 



16/177 Power St HAWTHORN 3122 (REI/VG)





Price: \$685,000 Method: Auction Sale Date: 25/11/2020

Property Type: Apartment

**Agent Comments** 



10/47 Evansdale Rd HAWTHORN 3122 (VG)





Price: \$657,000 Method: Sale Date: 15/12/2020

Property Type: Strata Unit/Flat

Agent Comments

Account - Woodards | P: 03 9805 1111 | F: 03 9805 1199



