

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

11/23 Glen Street, Hawthorn Vic 3122

Indicative selling price

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

Range between \$620,000 & \$670,000

Median sale price

Median price \$593,000 Property Type Unit Suburb Hawthorn

Period - From 01/01/2022 to 31/03/2022 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	3/63 Berkeley St HAWTHORN 3122	\$667,000	09/04/2022
2	26/177 Power St HAWTHORN 3122	\$665,000	07/04/2022
3	6/23 Glen St HAWTHORN 3122	\$636,600	25/03/2022

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.~~

This Statement of Information was prepared on:

04/05/2022 15:29



 2  1  1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$620,000 - \$670,000

Median Unit Price

March quarter 2022: \$593,000

Comparable Properties



3/63 Berkeley St HAWTHORN 3122 (REI)

 2  1  1

Price: \$667,000

Method: Auction Sale

Date: 09/04/2022

Property Type: Unit

Agent Comments

Apartment also situated on Scotch Hill Does not have balcony



26/177 Power St HAWTHORN 3122 (REI)

 2  1  1

Price: \$665,000

Method: Sold Before Auction

Date: 07/04/2022

Property Type: Apartment

Agent Comments

Similar apartment with main road address



6/23 Glen St HAWTHORN 3122 (REI/VG)

 2  1  1

Price: \$636,600

Method: Private Sale

Date: 25/03/2022

Property Type: Apartment

Agent Comments

Apartment in the same block original bathroom

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