

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

7/26 Hawthorn Glen, Hawthorn Vic 3122

Indicative selling price

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

Range between \$550,000 & \$590,000

Median sale price

Median price \$605,000

Property Type Unit

Suburb Hawthorn

Period - From 01/04/2022

to 31/03/2023

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	15/174 Power St HAWTHORN 3122	\$600,000	03/05/2023
2	4/4-6 Auburn Gr HAWTHORN EAST 3123	\$589,000	15/03/2023
3	15/1 Power Av HAWTHORN 3122	\$575,000	08/02/2023

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:

25/05/2023 15:37

Luke Saville
0437 720 806
luquesaville@theagency.com.au



2 -

Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price

\$550,000 - \$590,000

Median Unit Price

Year ending March 2023: \$605,000

Comparable Properties



15/174 Power St HAWTHORN 3122 (REI)

Agent Comments

2 1 1

Price: \$600,000

Method: Sold Before Auction

Date: 03/05/2023

Property Type: Unit



4/4-6 Auburn Gr HAWTHORN EAST 3123 (REI) Agent Comments

2 1 1

Price: \$589,000

Method: Private Sale

Date: 15/03/2023

Property Type: Apartment



15/1 Power Av HAWTHORN 3122 (REI/VG)

Agent Comments

2 1 1

Price: \$575,000

Method: Private Sale

Date: 08/02/2023

Property Type: Apartment

Account - The Agency Port Phillip | P: 03 8578 0388