## Statement of Information Single residential property located in the Melbourne metropolitan area

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

#### Property offered for sale

Including suburb and postcode

Address 7/4 Glen Street, Hawthorn Vic 3122

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.gc	v.au/	underquot	ing		
Range betweer	\$370,000		&		\$405,000			
Median sale pr	ice							
Median price	\$602,500	Pro	operty Type	Unit			Suburb	Hawthorn
Period - From	01/10/2021	to	31/12/2021		So	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.

Ado	dress of comparable property	Price	Date of sale
1	101/38 Harold St HAWTHORN EAST 3123	\$400,000	14/12/2021
2	10/621 Toorak Rd TOORAK 3142	\$390,000	27/01/2022
3	814/377 Burwood Rd HAWTHORN 3122	\$370,000	24/02/2022

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:

18/03/2022 10:40









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

Indicative Selling Price \$370,000 - \$405,000 Median Unit Price December quarter 2021: \$602,500

# **Comparable Properties**



101/38 Harold St HAWTHORN EAST 3123 (VG) Agent Comments



Price: \$400,000 Method: Sale Date: 14/12/2021 Property Type: Strata Unit/Flat



10/621 Toorak Rd TOORAK 3142 (VG)

Agent Comments



Price: \$390,000 Method: Sale Date: 27/01/2022 Property Type: Strata Unit/Flat



814/377 Burwood Rd HAWTHORN 3122 (REI) Agent Comments



Price: \$370,000 Method: Private Sale Date: 24/02/2022 Property Type: Apartment

#### Account - Belle Property Balwyn | P: 03 9830 7000 | F: 03 9830 7017





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