

# 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

6/23 Glen Street, 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 \$580,000

&

\$610,000

### Median sale price

Median price \$600,000

Property Type Unit

Suburb Hawthorn

Period - From 01/01/2021

to 31/12/2021

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	29/3 Kooyongkoot Rd HAWTHORN 3122	\$615,500	05/02/2022
2	2/178 Power St HAWTHORN 3122	\$610,000	06/11/2021
3	8/15 Illawarra Rd HAWTHORN 3122	\$595,000	18/12/2021

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:

08/03/2022 17:06

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**Indicative Selling Price**

\$580,000 - \$610,000

**Median Unit Price**

Year ending December 2021: \$600,000



2 1 1

**Property Type:** Apartment

**Agent Comments**

## Comparable Properties



**29/3 Kooyongkoot Rd HAWTHORN 3122 (REI)** **Agent Comments**

2 1 1

**Price:** \$615,500

**Method:** Private Sale

**Date:** 05/02/2022

**Property Type:** Apartment



**2/178 Power St HAWTHORN 3122 (REI/VG)** **Agent Comments**

2 1 1

**Price:** \$610,000

**Method:** Auction Sale

**Date:** 06/11/2021

**Property Type:** Apartment



**8/15 Illawarra Rd HAWTHORN 3122 (REI/VG)** **Agent Comments**

2 1 1

**Price:** \$595,000

**Method:** Auction Sale

**Date:** 18/12/2021

**Property Type:** Apartment

**Account** - Anton Zhouk Real Estate | P: 03 9815 1124