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	8/4 Glen Street, Hawthorn Vic 3122

Indicative selling price

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

Range between $420,000 & $450,000

Median sale price

Median price $580,000 Property Type Unit Suburb Hawthorn

Period - From 01/10/2023 to 30/09/2024 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	8/23 Harold St HAWTHORN EAST 3123	$450,000	04/11/2024
2	20/9 Lisson Gr HAWTHORN 3122	$440,000	26/10/2024
3	8/87 Denham St HAWTHORN 3122	$427,500	25/06/2024

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: 11/11/2024 08:59

8/4 Glen Street, Hawthorn Vic 3122

shelter.
Real Estate
Karen Chung
03 9889 3990
0488 618 816
karen@shelterrealestate.com.au



1 1 1

Property Type: Apartment

Agent Comments

Peaceful, private and filled with charm, move straight into this stylishly renovated apartment with off street parking in the coveted Scotch Hill precinct.

Indicative Selling Price
$420,000 - $450,000
Median Unit Price
Year ending September 2024: $580,000

Comparable Properties



8/23 Harold St HAWTHORN EAST 3123 (REI)

1 1 1

Price: $450,000
Method: Private Sale
Date: 04/11/2024
Property Type: Apartment

Agent Comments



20/9 Lisson Gr HAWTHORN 3122 (REI)

1 1 1

Price: $440,000
Method: Private Sale
Date: 26/10/2024
Property Type: Apartment

Agent Comments



8/87 Denham St HAWTHORN 3122 (REI/VG)

1 1 1

Price: $427,500
Method: Private Sale
Date: 25/06/2024
Property Type: Unit

Agent Comments

Account - Shelter Real Estate | P: 03 9889 3990

REIV THE DIFFERENCE | propertydata.com.au

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