

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

4/8 Coppin Grove, Hawthorn Vic 3122

Indicative selling price

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

Range between \$1,200,000 & \$1,300,000

Median sale price

Median price \$542,500 Property Type Unit Suburb Hawthorn

Period - From 01/10/2023 to 31/12/2023 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		
2		
3		

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: 23/02/2024 10:30

4/8 Coppin Grove, Hawthorn Vic 3122

shelter.
Real Estate

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Indicative Selling Price

\$1,200,000 - \$1,300,000

Median Unit Price

December quarter 2023: \$542,500



 3  2  2

Rooms: 5

Property Type: Apartment

Agent Comments

Located in Hawthorn's most prestigious riverside address, this superbly spacious three-bedroom boutique apartment boasts an elevated top floor position with lush tree top views that reveal the sparkling CBD skyline in autumn/winter.

Comparable Properties

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.

Account - Shelter Real Estate | P: 03 9889 3990



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