

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

4/179 Power Street, Hawthorn Vic 3122

Indicative selling price

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

Range between \$580,000

&

\$620,000

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 | 21/179 Power St HAWTHORN 3122 | \$645,500 | 29/04/2023 |
| 2 | 15/174 Power St HAWTHORN 3122 | \$600,000 | 03/05/2023 |
| 3 | 12A/179 Power St HAWTHORN 3122 | \$588,000 | 17/06/2023 |

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:

20/06/2023 14:07

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2 1 0

Rooms: 4
Property Type: Apartment
Land Size: 1753.665 sqm approx
Agent Comments

Indicative Selling Price
\$580,000 - \$620,000
Median Unit Price
Year ending March 2023: \$605,000

Comparable Properties



21/179 Power St HAWTHORN 3122 (REI)

Agent Comments

2 1 1

Price: \$645,500
Method: Auction Sale
Date: 29/04/2023
Property Type: Unit



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



12A/179 Power St HAWTHORN 3122 (REI)

Agent Comments

2 1 1

Price: \$588,000
Method: Auction Sale
Date: 17/06/2023
Property Type: Apartment

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