## 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

4/155 Power Street, Hawthorn Vic 3122

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting	For the	meaning	of this	price see	consumer.vic.gov.au/underquoting
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Single price \$550,000

#### Median sale price

Median price	\$595,000	Pro	operty Type Unit	t	5	Suburb	Hawthorn
Period - From	01/10/2020	to	30/09/2021	Sou	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	8/30 Elm St HAWTHORN 3122	\$565,000	16/10/2021
2	8/29 Elphin Gr HAWTHORN 3122	\$560,000	14/07/2021
3	2/576 Glenferrie Rd HAWTHORN 3122	\$522,000	02/10/2021

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:

26/10/2021 12:14







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

Indicative Selling Price \$550,000 Median Unit Price Year ending September 2021: \$595,000

# **Comparable Properties**



8/30 Elm St HAWTHORN 3122 (REI)



Price: \$565,000 Method: Auction Sale Date: 16/10/2021 Property Type: Apartment Agent Comments

8/29 Elphin Gr HAWTHORN 3122 (REI/VG)

Agent Comments





Price: \$560,000 Method: Private Sale Date: 14/07/2021 Property Type: Apartment

2/576 Glenferrie Rd HAWTHORN 3122 (REI)



Agent Comments



Price: \$522,000 Method: Sold Before Auction Date: 02/10/2021 Property Type: Unit

## Account - The Agency Boroondara | P: 03 8578 0399





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