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
--	---------	---------	---------	-----------	----------------------------------

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





The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.