

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 509/121 Power St, Hawthorn, VIC 3122

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Range between \$650,000 & \$710,000

Median sale price

Median price \$645,250 Property type Unit Suburb Hawthorn
Period - From 01/07/2020 to 30/09/2020 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. 401/8 Luton Lane, Hawthorn	\$661,000	12/09/2020
2. 8/185 Auburn Rd, Hawthorn	\$680,000	04/07/2020
3. 204/577 Glenferrie Rd, Hawthorn	\$711,000	02/10/2020

This Statement of Information was prepared on: 09/11/2020