

## 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

22/176 POWER STREET HAWTHORN VIC 3122

### Indicative selling price

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

Single Price

or range  
between

\$375,000

&

\$410,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$555,000

Property type

Unit

Suburb

Hawthorn

Period-from

01 Jul 2023

to

30 Jun 2024

Source

Corelogic

### 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 6 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

8/87 DENHAM STREET HAWTHORN VIC 3122	\$427,500	25-Jun-24
3/510 GLENFERRIE ROAD HAWTHORN VIC 3122	\$400,000	07-Feb-24
206/151 BURWOOD ROAD HAWTHORN VIC 3122	\$406,000	04-May-24

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 6 months.~~

This Statement of Information was prepared on: 18 July 2024



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**8/87 DENHAM STREET  
HAWTHORN VIC 3122**

1 1 1

Sold Price <sup>RS</sup> **\$427,500** <sup>UN</sup> Sold Date **25-Jun-24**

Distance **0.73km**



**3/510 GLENFERRIE ROAD  
HAWTHORN VIC 3122**

1 1 -

Sold Price **\$400,000** Sold Date **07-Feb-24**

Distance **1.02km**



**206/151 BURWOOD ROAD  
HAWTHORN VIC 3122**

1 1 1

Sold Price **\$406,000** Sold Date **04-May-24**

Distance **0.56km**

RS = Recent sale      UN = Undisclosed Sale

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