

# 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

15/176 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)

Range between \$390,000

&

\$429,000

### Median sale price

Median price \$592,750

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	3/26-28 Selbourne St HAWTHORN 3122	\$420,000	12/05/2020
2	2/124b Barkers Rd HAWTHORN 3122	\$412,500	19/09/2020
3			

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:

06/11/2020 21:40



 1  1  1

**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**

\$390,000 - \$429,000

**Median Unit Price**

September quarter 2020: \$592,750

## Comparable Properties



**3/26-28 Selbourne St HAWTHORN 3122 (REI/VG)**

Agent Comments

 1  1  -

**Price:** \$420,000

**Method:** Private Sale

**Date:** 12/05/2020

**Property Type:** Apartment



**2/124b Barkers Rd HAWTHORN 3122 (REI/VG)** Agent Comments

 1  1  1

**Price:** \$412,500

**Method:** Private Sale

**Date:** 19/09/2020

**Property Type:** Apartment

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.