Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

7/181 Power Street, Hawthorn Vic 3122

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between	\$540,000	&	\$570,000
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Median sale price

Median price	\$635,000	Pro	perty Type	Jnit		Suburb	Hawthorn
Period - From	01/04/2022	to	30/06/2022		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

Aut	areas or comparable property	1 1100	Date of Sale
1	11/177 Power St HAWTHORN 3122	\$580,000	04/06/2022
2	12/166 Power St HAWTHORN 3122	\$575,000	17/08/2022
3	3/44 Morang Rd HAWTHORN 3122	\$575,000	26/05/2022

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:	03/10/2022 14:54



Date of sale

THE AGENCY

Luke Saville 0437 720 806 lukesaville@theagency.com.au

> **Indicative Selling Price** \$540,000 - \$570,000 **Median Unit Price** June quarter 2022: \$635,000





Property Type: Apartment **Agent Comments**

Comparable Properties



11/177 Power St HAWTHORN 3122 (REI/VG)

Price: \$580,000 Method: Auction Sale Date: 04/06/2022

Property Type: Apartment

Agent Comments



12/166 Power St HAWTHORN 3122 (REI)

Price: \$575,000 Method: Private Sale Date: 17/08/2022 Property Type: Unit

Agent Comments

Agent Comments



3/44 Morang Rd HAWTHORN 3122 (REI/VG)

Price: \$575.000 Method: Auction Sale Date: 26/05/2022 Property Type: Unit

Account - The Agency Port Phillip | P: 03 8578 0388





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