

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 309/121 Power Street, Hawthorn Vic 3122

Indicative selling price

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

Range between \$625,000 & \$650,000

Median sale price

Median price \$542,500 Property Type Unit Suburb Hawthorn

Period - From 01/10/2023 to 31/12/2023 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	12/146 Power St HAWTHORN 3122	\$659,999	08/09/2023
2	33/177 Power St HAWTHORN 3122	\$655,000	02/12/2023
3	301/121 Power St HAWTHORN 3122	\$593,500	05/12/2023

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: 29/01/2024 12:00



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Property Type: Apartment

Agent Comments

Indicative Selling Price

\$625,000 - \$650,000

Median Unit Price

December quarter 2023: \$542,500

Comparable Properties



12/146 Power St HAWTHORN 3122 (REI)

Agent Comments

2 1 1

Price: \$659,999

Method: Private Sale

Date: 08/09/2023

Property Type: Apartment



33/177 Power St HAWTHORN 3122 (REI)

Agent Comments

2 1 1

Price: \$655,000

Method: Auction Sale

Date: 02/12/2023

Property Type: Apartment

301/121 Power St HAWTHORN 3122 (VG)

Agent Comments

2 - -

Price: \$593,500

Method: Sale

Date: 05/12/2023

Property Type: Strata Unit/Flat