

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

8/150 Power Street 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)

Single Price

or range
between

\$800,000

&

\$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$610,000

Property type

Unit

Suburb

Hawthorn

Period-from

01 Jan 2021

to

31 Dec 2021

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

9/152 Power Street Hawthorn VIC 3122	\$855,000	08-Dec-21
5/152 Power Street Hawthorn VIC 3122	\$870,000	27-Dec-21
3/61-63 Denham Street Hawthorn VIC 3122	\$900,000	17-Aug-21

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.~~

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9/152 Power Street Hawthorn VIC 3122

2 1 1

Sold Price ^{RS} **\$855,000** ^{UN} Sold Date **08-Dec-21**

Distance **0.04km**



5/152 Power Street Hawthorn VIC 3122

2 1 1

Sold Price ^{RS} **\$870,000** ^{UN} Sold Date **27-Dec-21**

Distance **0.06km**



3/61-63 Denham Street Hawthorn VIC 3122

2 1 1

Sold Price **\$900,000** Sold Date **17-Aug-21**

Distance **0.61km**

RS = Recent sale

UN = Undisclosed Sale

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