## Statement of Information Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 15/1 Power Avenue, Hawthorn Vic 3122

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ting		
Range betweer	\$490,000		&		\$530,000			
Median sale p	rice							
Median price	\$610,000	Pro	operty Type	Unit			Suburb	Hawthorn
Period - From	01/01/2022	to	31/12/2022		So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	5/125 Riversdale Rd HAWTHORN 3122	\$520,000	10/12/2022
2	6/30 Elm St HAWTHORN 3122	\$498,000	25/08/2022
3	11/4-6 Auburn Gr HAWTHORN EAST 3123	\$492,500	31/08/2022

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:

23/01/2023 16:31



15/1 Power Avenue, Hawthorn Vic 3122

### THE AGENCY

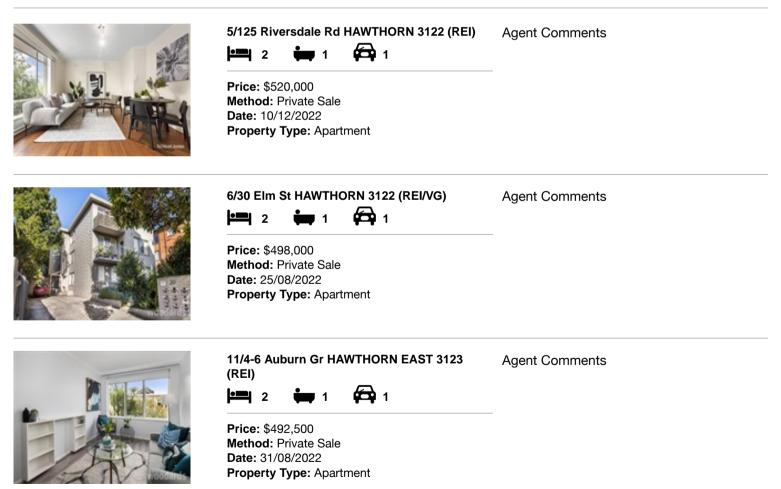
Luke Saville 0437 720 806 lukesaville@theagency.com.au





Property Type: Apartment Agent Comments Indicative Selling Price \$490,000 - \$530,000 Median Unit Price Year ending December 2022: \$610,000

# **Comparable Properties**



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



**property command the** State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1986 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any

errors, faults, defects or omissions in the information supplied.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.