

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

15/1 Power Avenue, Hawthorn Vic 3122

Indicative selling price

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

Range between \$490,000 & \$530,000

Median sale price

Median price \$610,000

Property Type Unit

Suburb Hawthorn

Period - From 01/01/2022

to 31/12/2022

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	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



2 1 1

Property Type: Apartment
Agent Comments

Indicative Selling Price
\$490,000 - \$530,000
Median Unit Price
Year ending December 2022: \$610,000

Comparable Properties



5/125 Riversdale Rd HAWTHORN 3122 (REI)

Agent Comments

2 1 1

Price: \$520,000
Method: Private Sale
Date: 10/12/2022
Property Type: Apartment



6/30 Elm St HAWTHORN 3122 (REI/VG)

Agent Comments

2 1 1

Price: \$498,000
Method: Private Sale
Date: 25/08/2022
Property Type: Apartment



11/4-6 Auburn Gr HAWTHORN EAST 3123 (REI)

Agent Comments

2 1 1

Price: \$492,500
Method: Private Sale
Date: 31/08/2022
Property Type: Apartment