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

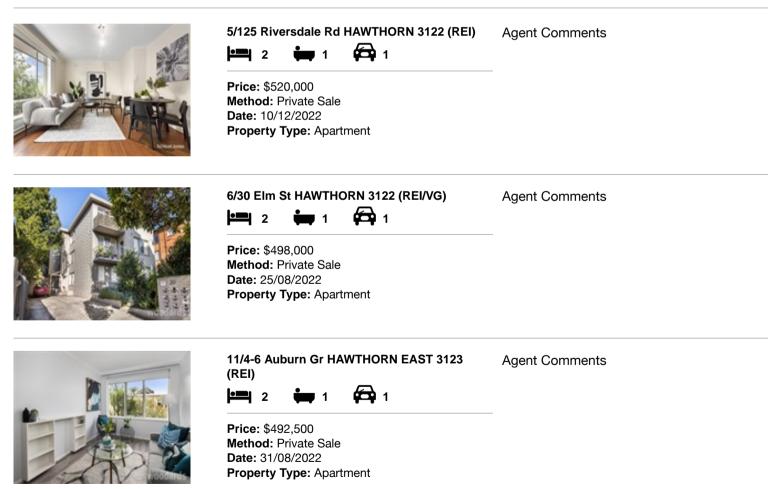
Luke Saville 0437 720 806 lukesaville@theagency.com.au





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



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