

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

305/121 Power Street, Hawthorn Vic 3122

Indicative selling price

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

Range between

\$480,000

&

\$520,000

Median sale price

Median price

\$540,000

Property Type

Unit

Suburb

Hawthorn

Period - From

20/06/2022

to

19/06/2023

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	801/10 Lilydale Gr HAWTHORN EAST 3123	\$512,000	25/01/2023
2	9/65-69 Riversdale Rd HAWTHORN 3122	\$488,000	27/05/2023
3	7/67 Denham St HAWTHORN 3122	\$480,000	15/04/2023

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:

20/06/2023 20:09



1
 1
 1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$480,000 - \$520,000

Median Unit Price

20/06/2022 - 19/06/2023: \$540,000

Comparable Properties



801/10 Lilydale Gr HAWTHORN EAST 3123 (REI/VG)

Agent Comments

1
 1
 1

Price: \$512,000

Method: Private Sale

Date: 25/01/2023

Property Type: Apartment



9/65-69 Riversdale Rd HAWTHORN 3122 (REI)

Agent Comments

1
 1
 1

Price: \$488,000

Method: Auction Sale

Date: 27/05/2023

Property Type: Apartment



7/67 Denham St HAWTHORN 3122 (REI)

Agent Comments

1
 1
 1

Price: \$480,000

Method: Auction Sale

Date: 15/04/2023

Property Type: Unit