

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

9/146 Power Street, Hawthorn Vic 3122

Indicative selling price

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

Range between \$550,000 & \$590,000

Median sale price

Median price \$602,338

Property Type Unit

Suburb Hawthorn

Period - From 21/04/2021

to 20/04/2022

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	2/178 Power St HAWTHORN 3122	\$610,000	06/11/2021
2	10/165 Power St HAWTHORN 3122	\$605,000	10/11/2021
3	30/177 Power St HAWTHORN 3122	\$590,000	25/01/2022

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:

21/04/2022 14:22



Rooms: 4
Property Type:
Flat/Unit/Apartment (Res)
Agent Comments

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Indicative Selling Price
\$550,000 - \$590,000
Median Unit Price
21/04/2021 - 20/04/2022: \$602,338

Comparable Properties



2/178 Power St HAWTHORN 3122 (REI/VG)

Agent Comments



Price: \$610,000
Method: Auction Sale
Date: 06/11/2021
Property Type: Apartment



10/165 Power St HAWTHORN 3122 (REI/VG)

Agent Comments



Price: \$605,000
Method: Private Sale
Date: 10/11/2021
Property Type: Apartment



30/177 Power St HAWTHORN 3122 (REI/VG)

Agent Comments



Price: \$590,000
Method: Private Sale
Date: 25/01/2022
Rooms: 1
Property Type: Apartment