

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

7/160 POWER STREET HAWTHORN VIC 3122

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$458,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$2,520,500

Property type

House

Suburb

Hawthorn

Period-from

01 Oct 2022

to

30 Sep 2023

Source

Corelogic

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 6 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

12/175 POWER STREET HAWTHORN VIC 3122	\$450,000	05-Jul-23
322/6 LISSON GROVE HAWTHORN VIC 3122	\$456,800	27-Sep-23
408/121 POWER STREET HAWTHORN VIC 3122	\$456,000	25-Aug-23

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 6 months.~~

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**12/175 POWER STREET
HAWTHORN VIC 3122**

1 1 1

Sold Price **\$450,000** Sold Date **05-Jul-23**

Distance **0.18km**



**322/6 LISSON GROVE HAWTHORN
VIC 3122**

1 1 1

Sold Price ^{RS} **\$456,800** ^{UN} Sold Date **27-Sep-23**

Distance **0.27km**



**408/121 POWER STREET
HAWTHORN VIC 3122**

1 1 1

Sold Price **\$456,000** Sold Date **25-Aug-23**

Distance **0.34km**

RS = Recent sale **UN** = Undisclosed Sale

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