Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address	2/178 Power Street, Hawthorn Vic 3122
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$540,000	&	\$580,000
Range between	\$540,000	&	\$580,000

Median sale price

Median price	\$610,000	Pro	perty Type U	nit		Suburb	Hawthorn
Period - From	01/04/2021	to	30/06/2021	So	ource	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

Add	dress of comparable property	Price	Date of sale
1	20/181 Power St HAWTHORN 3122	\$580,000	19/07/2021
2	8/29 Elphin Gr HAWTHORN 3122	\$560,000	14/07/2021
3	8/119 Riversdale Rd HAWTHORN 3122	\$559,000	05/08/2021

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	11/10/2021 12:35







Property Type: Apartment Land Size: 0 sqm approx **Agent Comments**

Indicative Selling Price \$540,000 - \$580,000 **Median Unit Price** June quarter 2021: \$610,000

Comparable Properties



20/181 Power St HAWTHORN 3122 (VG)





Price: \$580.000 Method: Sale Date: 19/07/2021

Property Type: Company Share Unit (within

multi-storey development)

Agent Comments



8/29 Elphin Gr HAWTHORN 3122 (REI/VG)



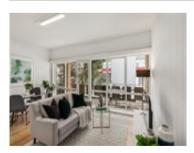




Agent Comments

Price: \$560,000 Method: Private Sale Date: 14/07/2021

Property Type: Apartment



8/119 Riversdale Rd HAWTHORN 3122

(REI/VG)





Price: \$559,000

Method: Sold Before Auction

Date: 05/08/2021

Property Type: Apartment

Agent Comments

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