

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

40/168 Power Street, Hawthorn Vic 3122

Indicative selling price

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

Range between \$530,000

&

\$545,000

Median sale price

Median price \$602,500

Property Type Unit

Suburb Hawthorn

Period - From 01/10/2021

to 31/12/2021

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	20/168 Power St HAWTHORN 3122	\$544,000	28/02/2022
2	7/12 Lawes St HAWTHORN 3122	\$525,000	30/03/2022
3	11/247 Riversdale Rd HAWTHORN EAST 3123	\$520,000	08/02/2022

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:

06/04/2022 15:03



 2  1  1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$530,000 - \$545,000

Median Unit Price

December quarter 2021: \$602,500

Comparable Properties



20/168 Power St HAWTHORN 3122 (REI)

 2  1  1

Price: \$544,000

Method: Private Sale

Date: 28/02/2022

Property Type: Apartment

Agent Comments

Ground floor apartment in the same complex

7/12 Lawes St HAWTHORN 3122 (REI)

 2  1  1

Price: \$525,000

Method: Private Sale

Date: 30/03/2022

Property Type: Apartment

Agent Comments

Property in original condition



11/247 Riversdale Rd HAWTHORN EAST 3123 (REI)

 2  1  1

Price: \$520,000

Method: Sold Before Auction

Date: 08/02/2022

Property Type: Apartment

Agent Comments

Similar property, having balcony unrenovated kitchen

Account - Woodards | P: 03 9805 1111 | F: 03 9805 1199