

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

52 Power Street, Hawthorn Vic 3122

Indicative selling price

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

Range between \$3,300,000

&

\$3,630,000

Median sale price

Median price \$2,353,000

Property Type House

Suburb Hawthorn

Period - From 01/10/2019

to 31/12/2019

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	28 Elphin Gr HAWTHORN 3122	\$3,701,000	30/11/2019
2	8 Lawes St HAWTHORN 3122	\$3,625,000	29/02/2020
3	8 Hawthorn Gr HAWTHORN 3122	\$3,350,000	27/11/2019

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:

08/04/2020 14:01



Property Type: House (Previously Occupied - Detached)

Land Size: 1031 sqm approx

Agent Comments

Indicative Selling Price

\$3,300,000 - \$3,630,000

Median House Price

December quarter 2019: \$2,353,000

Comparable Properties



28 Elphin Gr HAWTHORN 3122 (REI/VG)

Agent Comments



Price: \$3,701,000

Method: Auction Sale

Date: 30/11/2019

Rooms: 6

Property Type: House (Res)

Land Size: 855 sqm approx



8 Lawes St HAWTHORN 3122 (REI)

Agent Comments



Price: \$3,625,000

Method: Auction Sale

Date: 29/02/2020

Rooms: 6

Property Type: House (Res)

Land Size: 719 sqm approx



8 Hawthorn Gr HAWTHORN 3122 (REI/VG)

Agent Comments



Price: \$3,350,000

Method: Private Sale

Date: 27/11/2019

Rooms: 7

Property Type: House

Land Size: 573 sqm approx