

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

4/9 Power Avenue, Hawthorn Vic 3122

Indicative selling price

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

Single price

\$2,095,000

Median sale price

Median price

\$1,457,500

Property Type

Townhouse

Suburb

Hawthorn

Period - From

08/02/2021

to

07/02/2022

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 | 1/9 Power Av HAWTHORN 3122 | \$2,657,500 | 17/11/2021 |
| 2 | 3/9 Power Av HAWTHORN 3122 | \$2,590,000 | 17/01/2022 |
| 3 | 5/3 New St HAWTHORN 3122 | \$2,330,000 | 27/11/2021 |

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:

08/02/2022 22:44



Property Type:
Agent Comments

Indicative Selling Price
\$2,095,000
Median Townhouse Price
08/02/2021 - 07/02/2022: \$1,457,500

Comparable Properties



1/9 Power Av HAWTHORN 3122 (REI)

Agent Comments



Price: \$2,657,500
Method: Private Sale
Date: 17/11/2021
Property Type: Townhouse (Single)



3/9 Power Av HAWTHORN 3122 (REI)

Agent Comments



Price: \$2,590,000
Method: Private Sale
Date: 17/01/2022
Property Type: Townhouse (Single)



5/3 New St HAWTHORN 3122 (REI)

Agent Comments



Price: \$2,330,000
Method: Auction Sale
Date: 27/11/2021
Property Type: House (Res)

Account - Louton Smith



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