

# 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

12/23 Power Street, Hawthorn Vic 3122

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$440,000 & \$480,000

### Median sale price

Median price \$635,000

Property Type Unit

Suburb Hawthorn

Period - From 01/04/2022

to 30/06/2022

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	11/4-6 Auburn Gr HAWTHORN EAST 3123	\$492,500	31/08/2022
2	4/71 Auburn Rd HAWTHORN 3122	\$480,000	23/05/2022
3	1/71 Auburn Rd HAWTHORN 3122	\$450,000	25/07/2022

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:

14/10/2022 09:24



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**Property Type:** Apartment

**Agent Comments**

Resident car spaces available

**Indicative Selling Price**

\$440,000 - \$480,000

**Median Unit Price**

June quarter 2022: \$635,000

## Comparable Properties



**11/4-6 Auburn Gr HAWTHORN EAST 3123 (REI)**

 2    1    1

**Price:** \$492,500

**Method:** Private Sale

**Date:** 31/08/2022

**Property Type:** Apartment

**Agent Comments**

Similar apartment



**4/71 Auburn Rd HAWTHORN 3122 (REI/VG)**

 2    1    1

**Price:** \$480,000

**Method:** Private Sale

**Date:** 23/05/2022

**Property Type:** Apartment

**Agent Comments**

Similar apartment, original kitchen



**1/71 Auburn Rd HAWTHORN 3122 (VG)**

 2    -    -

**Price:** \$450,000

**Method:** Sale

**Date:** 25/07/2022

**Property Type:** Strata Unit/Flat

**Agent Comments**

Ground floor apartment Bedroom facing man road

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