

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 2 / 127 - 129 POWER STREET, HAWTHORN VIC 3122

Indicative selling price

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

Range between: \$1,600,000 & \$1,760,000

Median sale price

Median price \$3,425,000 Property type House Suburb HAWTHORN VIC 3122

Period - From 06/12/2020 to 06/12/2021 Source www.realestate.com.au

Comparable property sales

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. 3/127 Power Street, Hawthorn Vic 3122	\$1,760,000	06/11/2021
2. 702/382 Burwood Road, Hawthorn Vic 3122	\$1,700,000	18/11/2021
3. 8/37 Robinson Road, Hawthorn Vic 3122	\$1,690,000	30/07/2021

This Statement of Information was prepared on:

25/01/2022