

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

110/121 Power Street, Hawthorn Vic 3122

Indicative selling price

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

Single price \$565,000

Median sale price

Median price \$585,250

Property Type Unit

Suburb Hawthorn

Period - From 01/07/2019

to 30/09/2019

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	7/570 Glenferrie Rd HAWTHORN 3122	\$577,000	04/06/2019
2	310/151-155 Burwood Rd HAWTHORN 3122	\$550,000	27/06/2019
3	404/121 Power St HAWTHORN 3122	\$530,000	30/07/2019

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:

02/12/2019 13:40



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Property Type: House (Res)

Land Size: 80 sqm approx

Agent Comments

Comparable Properties



7/570 Glenferrie Rd HAWTHORN 3122 (REI/VG) Agent Comments

 2  1  1

Price: \$577,000

Method: Sold Before Auction

Date: 04/06/2019

Rooms: 3

Property Type: Apartment



310/151-155 Burwood Rd HAWTHORN 3122 (REI/VG) Agent Comments

 2  1  1

Price: \$550,000

Method: Sold Before Auction

Date: 27/06/2019

Property Type: Apartment



404/121 Power St HAWTHORN 3122 (REI/VG) Agent Comments

 2  1  1

Price: \$530,000

Method: Private Sale

Date: 30/07/2019

Property Type: Apartment