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 | For | the meaning | of this | price see | consumer.vic.gov.au/ | [/] underquoting |
|--|-----|-------------|---------|-----------|----------------------|---------------------------|
|--|-----|-------------|---------|-----------|----------------------|---------------------------|

Single price \$565,000

Median sale price

| Median price | \$585,250 | Pro | perty Type Uni | t | S | uburb | Hawthorn |
|---------------|------------|-----|----------------|-----|--------|-------|----------|
| Period - From | 01/07/2019 | to | 30/09/2019 | Sou | urce R | 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.

| Ade | dress 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









Property Type: House (Res) Land Size: 80 sqm approx Agent Comments Josh Simmons 03 9829 2931 0488 668 139 josh@melbournerealestate,com.au

Indicative Selling Price \$565,000 Median Unit Price September quarter 2019: \$585,250

Comparable Properties



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



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



Price: \$550,000 Method: Sold Before Auction Date: 27/06/2019 Property Type: Apartment



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



Price: \$530,000 Method: Private Sale Date: 30/07/2019 Property Type: Apartment

Account - Melbourne RE | P: 03 9829 2900 | F: 03 9829 2951



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.