

# 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

5/17 Muir 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)

Single price

\$590,000

### Median sale price

Median price

\$607,500

Property Type

Unit

Suburb

Hawthorn

Period - From

01/10/2021

to

30/09/2022

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	7/181 Power St HAWTHORN 3122	\$599,000	13/10/2022
2	2/4 St Johns Pde KEW 3101	\$590,000	17/11/2022
3	7/167 Power St HAWTHORN 3122	\$550,000	07/10/2022

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:

26/11/2022 14:25

5/17 Muir Street, Hawthorn Vic 3122



Lauchlan Waterfield

03 9509 0411

0422 290 489

lauchlan.waterfield@belleproperty.com

**Indicative Selling Price**

\$590,000

**Median Unit Price**

Year ending September 2022: \$607,500



2 1 1

**Property Type:** Unit

Agent Comments

## Comparable Properties



**7/181 Power St HAWTHORN 3122 (REI)**

Agent Comments

2 1 1

**Price:** \$599,000

**Method:** Sold Before Auction

**Date:** 13/10/2022

**Property Type:** Apartment



**2/4 St Johns Pde KEW 3101 (REI)**

Agent Comments

2 1 1

**Price:** \$590,000

**Method:** Private Sale

**Date:** 17/11/2022

**Property Type:** Apartment



**7/167 Power St HAWTHORN 3122 (REI)**

Agent Comments

2 1 1

**Price:** \$550,000

**Method:** Private Sale

**Date:** 07/10/2022

**Property Type:** Apartment

**Account - Belle Property Armadale** | P: 03 9509 0411 | F: 9500 9525



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