

# 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

7/167 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)

Single price

\$550,000

### Median sale price

Median price

\$604,000

Property Type

Unit

Suburb

Hawthorn

Period - From

29/08/2021

to

28/08/2022

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	11/177 Power St HAWTHORN 3122	\$580,000	04/06/2022
2	3/36 Liddiard St HAWTHORN 3122	\$578,000	20/06/2022
3	4/75 Denham St HAWTHORN 3122	\$570,000	20/07/2022

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:

29/08/2022 12:40



 2    1    1

**Property Type:** Apartment

**Agent Comments**

## Comparable Properties



**11/177 Power St HAWTHORN 3122 (REI)**

**Agent Comments**

 2    1    1

**Price:** \$580,000

**Method:** Auction Sale

**Date:** 04/06/2022

**Property Type:** Apartment



**3/36 Liddiard St HAWTHORN 3122 (REI/VG)**

**Agent Comments**

 2    1    1

**Price:** \$578,000

**Method:** Private Sale

**Date:** 20/06/2022

**Property Type:** Apartment



**4/75 Denham St HAWTHORN 3122 (VG)**

**Agent Comments**

 2    -    -

**Price:** \$570,000

**Method:** Sale

**Date:** 20/07/2022

**Property Type:** Strata Unit/Flat