## Statement of Information Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

## Property offered for sale

Including suburb and postcode

Address 7/167 Power Street, Hawthorn Vic 3122

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au	/underauctina
of the meaning of this price see consumer.vie.gov.au	underguoting

Single price \$550,000

#### Median sale price

Median price	\$604,000	Pro	perty Type Uni	t		Suburb	Hawthorn
Period - From	29/08/2021	to	28/08/2022	Sou	urce	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.

Ado	dress 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









Property Type: Apartment Agent Comments

**Indicative Selling Price** \$550,000 **Median Unit Price** 

jeffa@rosshunt.com.au

Jeff Anderson (03) 9835 1151 0411 222 744

# **Comparable Properties**



11/177 Power St HAWTHORN 3122 (REI) 2 1

Price: \$580,000 Method: Auction Sale Date: 04/06/2022 Property Type: Apartment

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



Price: \$578,000 Method: Private Sale Date: 20/06/2022 Property Type: Apartment



4/75 Denham St HAWTHORN 3122 (VG)

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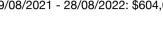
Price: \$570,000 Method: Sale Date: 20/07/2022 Property Type: Strata Unit/Flat

## Account - Ross-Hunt Surrey Hills | P: (03) 9830 4044



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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.



Agent Comments



Agent Comments

Agent Comments

29/08/2021 - 28/08/2022: \$604,000