## Statement of Information

# Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

<b>Property</b>	offered	for sale
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Address	24/178 Power Street, Hawthorn Vic 3122
Including suburb and	
postcode	

#### Indicative selling price

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

	Range between	\$550,000	&	\$570,000
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### Median sale price

Median price	\$580,000	Pro	perty Type U	nit		Suburb	Hawthorn
Period - From	16/09/2023	to	15/09/2024	So	ource	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

Add	dress of comparable property	Price	Date of sale
1	3/14-16 Grove Rd HAWTHORN 3122	\$550,000	22/08/2024
2	12/19 Park St HAWTHORN 3122	\$570,000	20/05/2024
3	6/492 Glenferrie Rd HAWTHORN 3122	\$562,000	20/04/2024

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	16/09/2024 17:10
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# RT Edgar

Justine Harris 0407 332 618 justine.harris@rtedgar.com.au

**Indicative Selling Price** \$550,000 - \$570,000 **Median Unit Price** 16/09/2023 - 15/09/2024: \$580,000

**Agent Comments** 

Agent Comments

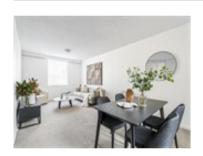




Rooms: 2

Property Type: Unit **Agent Comments** 

# Comparable Properties



3/14-16 Grove Rd HAWTHORN 3122 (REI)





Price: \$550,000

Method: Sold Before Auction

Date: 22/08/2024

Property Type: Apartment

12/19 Park St HAWTHORN 3122 (VG)





Price: \$570,000 Method: Sale

Date: 20/05/2024

Property Type: Strata Unit/Flat

6/492 Glenferrie Rd HAWTHORN 3122 (REI/VG) Agent Comments







Price: \$562,000 Method: Auction Sale Date: 20/04/2024 Property Type: Unit

Account - RT Edgar Boroondara | P: 03 8888 2000 | F: 03 8888 2088



