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 2/177 Power Street, Hawthorn Vic 3122

Indicative selling price

| For the meaning | of this price see | cons | sumer.vic.gc | v.au/ | underquot | ing | | |
|-----------------|-------------------|------|--------------|-------|-----------|------|--------|----------|
| Range betweer | \$585,000 | | & | | \$640,000 | | | |
| Median sale p | rice | | | | | | | |
| Median price | \$585,250 | Pro | operty Type | Unit | | | Suburb | Hawthorn |
| Period - From | 01/07/2019 | to | 30/09/2019 | | So | 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.

| Add | dress of comparable property | Price | Date of sale |
|-----|-------------------------------|-----------|--------------|
| 1 | 40/70 Church St HAWTHORN 3122 | \$634,000 | 25/09/2019 |
| 2 | 10/51 Park St HAWTHORN 3122 | \$561,000 | 29/06/2019 |
| 3 | 8/23 Power St HAWTHORN 3122 | \$533,000 | 13/07/2019 |

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:

28/10/2019 10:20



hockingstuart

Karen Gornalle





Property Type: Apartment Agent Comments 03 9830 7000 0418 330 808 kgornalle@hockingstuart.com.au Indicative Selling Price

\$585,000 - \$640,000 Median Unit Price September quarter 2019: \$585,250

Quietly set back, single level garden apartment on the brink of the Yarra parklands in this sensational city-edge location, tram services at your doorstep, Hawthorn station, close to Glenferrie and Richmond shopping, leading schools, city access. Entrance hall, living room, study nook, dining to alfresco living, updated kitchen, 2 double bedrooms, BIRs, bathroom, laundry facilities and carport with access via Lisson Grove. Includes, plantation shutters, polished timber floors, heating.

Comparable Properties



40/70 Church St HAWTHORN 3122 (REI)



Price: \$634,000 Method: Auction Sale Date: 25/09/2019 Property Type: Apartment

10/51 Park St HAWTHORN 3122 (REI)



Price: \$561,000 Method: Auction Sale Date: 29/06/2019 Property Type: Apartment

8/23 Power St HAWTHORN 3122 (REI)

Agent Comments

Agent Comments

Agent Comments



Price: \$533,000 Method: Auction Sale Date: 13/07/2019 Property Type: Apartment

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Account - hockingstuart | P: 03 9830 7000 | F: 03 9830 7017



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.