### 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.