

# 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

2/177 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)

Range between \$585,000 & \$640,000

### Median sale price

Median price \$585,250

Property Type Unit

Suburb Hawthorn

Period - From 01/07/2019

to 30/09/2019

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	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



2   
 1   
 1

**Property Type:** Apartment

Agent Comments

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)**

Agent Comments

2   
 1   
 -

**Price:** \$634,000

**Method:** Auction Sale

**Date:** 25/09/2019

**Property Type:** Apartment



**10/51 Park St HAWTHORN 3122 (REI)**

Agent Comments

2   
 1   
 1

**Price:** \$561,000

**Method:** Auction Sale

**Date:** 29/06/2019

**Property Type:** Apartment



**8/23 Power St HAWTHORN 3122 (REI)**

Agent Comments

2   
 1   
 1

**Price:** \$533,000

**Method:** Auction Sale

**Date:** 13/07/2019

**Property Type:** Apartment