

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 26/168 Power Street, Hawthorn VIC 3122

Indicative selling price

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

Range between \$540,000 & \$570,000

Median sale price

Median price \$586,000 Property type Unit Suburb Hawthorn

Period - From 01/10/2022 to 31/12/2022 Source REIV

Comparable property sales

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
34/70A Church Street, Hawthorn VIC 3122	\$559,999	24/11/2022
10/38 Creswick Street, Hawthorn VIC 3122	\$525,000	09/10/2022
7/167 Power Street, Hawthorn VIC 3122	\$549,000	26/09/2022

This Statement of Information was prepared on: 14 February 2023