## 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 26/177 Power Street, Hawthorn Vic 3122

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au/	underquot	ting		
Range betweer	\$600,000		&		\$640,000			
Median sale p	rice							
Median price	\$602,500	Pro	operty Type	Unit			Suburb	Hawthorn
Period - From	01/10/2021	to	31/12/2021		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	9/494 Glenferrie Rd HAWTHORN 3122	\$640,000	18/12/2021
2	6/23 Glen St HAWTHORN 3122	\$636,600	25/03/2022
3	11/187 Auburn Rd HAWTHORN 3122	\$600,000	11/12/2021

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:

29/03/2022 12:47



26/177 Power Street, Hawthorn Vic 3122



Luke Saville 0437 720 806 lukesaville@theagency.com.au





**Property Type:** Apartment Agent Comments

Indicative Selling Price \$600,000 - \$640,000 Median Unit Price December quarter 2021: \$602,500

# **Comparable Properties**



9/494 Glenferrie Rd HAWTHORN 3122 (REI)



Price: \$640,000 Method: Auction Sale Date: 18/12/2021 Property Type: Apartment



6/23 Glen St HAWTHORN 3122 (REI)

Agent Comments

Agent Comments



Price: \$636,600 Method: Private Sale Date: 25/03/2022 Property Type: Apartment



11/187 Auburn Rd HAWTHORN 3122 (REI/VG) Agent Comments



Price: \$600,000 Method: Auction Sale Date: 11/12/2021 Property Type: Unit

#### Account - The Agency Port Phillip | P: 03 8578 0388



propertydata

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