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	

Indicative selling price

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

Range between	\$550,000	&	\$595,000
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Median sale price

Median price	\$593,000	Pro	perty Type	Unit		Suburb	Hawthorn
Period - From	01/01/2022	to	31/03/2022		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

Address of comparable property		Price	Date of sale
1	30/177 Power St HAWTHORN 3122	\$590,000	25/01/2022
2	2/27 Grove Rd HAWTHORN 3122	\$580,000	10/03/2022
3	6/21 Glen St HAWTHORN 3122	\$580,000	07/03/2022

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	19/05/2022 13:43



woodards**™**

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Indicative Selling Price \$550,000 - \$595,000 Median Unit Price March quarter 2022: \$593,000







Property Type: Apartment Agent Comments

Comparable Properties



30/177 Power St HAWTHORN 3122 (REI/VG)

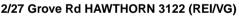
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Price: \$590,000 Method: Private Sale Date: 25/01/2022

Rooms: 1

Property Type: Apartment

Agent Comments



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Method: Sold Before Auction

Date: 10/03/2022

Property Type: Apartment

Agent Comments



6/21 Glen St HAWTHORN 3122 (REI/VG)



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Price: \$580.000

Method: Sold Before Auction

Date: 07/03/2022 Property Type: Unit Agent Comments

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