

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

35/168 Power Street, Hawthorn Vic 3122

Indicative selling price

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

Range between \$580,000 & \$638,000

Median sale price

Median price \$610,000 Property Type Unit Suburb Hawthorn

Period - From 01/04/2021 to 30/06/2021 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	14/178 Power St HAWTHORN 3122	\$630,000	21/06/2021
2	22/174 Power St HAWTHORN 3122	\$585,000	02/09/2021
3	8/168 Power St HAWTHORN 3122	\$557,500	15/05/2021

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:

08/10/2021 10:36



 3  1  1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$580,000 - \$638,000

Median Unit Price

June quarter 2021: \$610,000

Comparable Properties



14/178 Power St HAWTHORN 3122 (REI/VG)

 2  1  2

Price: \$630,000

Method: Private Sale

Date: 21/06/2021

Property Type: Apartment

Agent Comments

Similar property has 2 car spaces



22/174 Power St HAWTHORN 3122 (REI)

 2  1  1

Price: \$585,000

Method: Private Sale

Date: 02/09/2021

Property Type: Unit

Agent Comments

Property on the same street few blocks down with 2 bedrooms, no study/3rd bedroom



8/168 Power St HAWTHORN 3122 (REI/VG)

 2  1  1

Price: \$557,500

Method: Auction Sale

Date: 15/05/2021

Property Type: Apartment

Agent Comments

Property in the same block but at the front of the complex towards Power Street and does not have 3rd bedroom/study

Account - Woodards | P: 03 9805 1111 | F: 03 9805 1199