

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

18/168 POWER STREET HAWTHORN VIC 3122

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$385,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$550,000

Property type

Unit

Suburb

Hawthorn

Period-from

01 Jul 2022

to

30 Jun 2023

Source

Corelogic

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 6 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

7/165 POWER STREET HAWTHORN VIC 3122	\$390,000	08-May-23
306/36 LYNCH STREET HAWTHORN VIC 3122	\$405,000	14-Mar-23
102/1A LAUNDER STREET HAWTHORN VIC 3122	\$385,000	16-Apr-23

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 6 months.~~

This Statement of Information was prepared on: 31 July 2023



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7/165 POWER STREET HAWTHORN VIC 3122 Sold Price **\$390,000** Sold Date **08-May-23**

1 1 1

Distance **0.14km**



306/36 LYNCH STREET HAWTHORN VIC 3122 Sold Price **\$405,000** Sold Date **14-Mar-23**

1 1 1

Distance **0.57km**



102/1A LAUNDER STREET HAWTHORN VIC 3122 Sold Price **\$385,000** Sold Date **16-Apr-23**

1 1 1

Distance **1.22km**

RS = Recent sale UN = Undisclosed Sale

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