

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

G03/6 POWER AVENUE 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

\$975,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$560,000

Property type

Unit

Suburb

Hawthorn

Period-from

01 Nov 2022

to

31 Oct 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

609/11 DAVID STREET RICHMOND VIC 3121	\$960,000	02-Jun-23
7/370 AUBURN ROAD HAWTHORN VIC 3122	\$984,999	09-Sep-23
7/372 AUBURN ROAD HAWTHORN VIC 3122	\$950,000	18-Sep-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: 09 November 2023



609/11 DAVID STREET RICHMOND VIC 3121 Sold Price **\$960,000** Sold Date **02-Jun-23**

2 2 2

Distance **1.56km**



7/370 AUBURN ROAD HAWTHORN VIC 3122 Sold Price **\$984,999** Sold Date **09-Sep-23**

2 1 1

Distance **1.8km**



7/372 AUBURN ROAD HAWTHORN VIC 3122 Sold Price ^{RS} **\$950,000** ^{UN} Sold Date **18-Sep-23**

2 1 2

Distance **1.81km**

RS = Recent sale **UN** = Undisclosed Sale

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