

## 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

6/165 POWER STREET HAWTHORN VIC 3122

### Indicative selling price

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

Single Price

\$580,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$552,500

Property type

Unit

Suburb

Hawthorn

Period-from

01 Aug 2023

to

31 Jul 2024

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

1/167 POWER STREET HAWTHORN VIC 3122	\$605,000	16-Aug-24
19/174 POWER STREET HAWTHORN VIC 3122	\$585,000	19-Mar-24
23/174 POWER STREET HAWTHORN VIC 3122	\$585,000	07-Aug-24

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.

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**1/167 POWER STREET HAWTHORN VIC 3122**

Sold Price

<sup>RS</sup> **\$605,000**

Sold Date **16-Aug-24**

2 1 1

Distance **0.02km**



**19/174 POWER STREET HAWTHORN VIC 3122**

Sold Price

**\$585,000**

Sold Date **19-Mar-24**

2 1 1

Distance **0.13km**



**23/174 POWER STREET HAWTHORN VIC 3122**

Sold Price

<sup>RS</sup> **\$585,000**

Sold Date **07-Aug-24**

2 1 1

Distance **0.13km**

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

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