

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

5/177 Power Street, Hawthorn Vic 3122

Indicative selling price

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

Range between \$550,000

&

\$580,000

Median sale price

Median price \$635,000

Property Type Unit

Suburb Hawthorn

Period - From 01/04/2022

to 30/06/2022

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 | Price | Date of sale |
|---|--------------------------------|-----------|--------------|
| 1 | 11/177 Power St HAWTHORN 3122 | \$580,000 | 04/06/2022 |
| 2 | 3/44 Morang Rd HAWTHORN 3122 | \$575,000 | 26/05/2022 |
| 3 | 11/35 Hill St HAWTHORN 3122 | \$565,000 | 10/06/2022 |

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:

12/08/2022 16:07

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2 1 1

Rooms: 3
Property Type: Apartment
Agent Comments

Indicative Selling Price
\$550,000 - \$580,000
Median Unit Price
June quarter 2022: \$635,000

Comparable Properties



11/177 Power St HAWTHORN 3122 (REI)

Agent Comments

2 1 1

Price: \$580,000
Method: Auction Sale
Date: 04/06/2022
Property Type: Apartment



3/44 Morang Rd HAWTHORN 3122 (REI/VG)

Agent Comments

2 1 1

Price: \$575,000
Method: Auction Sale
Date: 26/05/2022
Property Type: Unit



11/35 Hill St HAWTHORN 3122 (REI)

Agent Comments

2 1 1

Price: \$565,000
Method: Private Sale
Date: 10/06/2022
Property Type: Apartment

Account - The Agency Port Phillip | P: 03 8578 0388