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 | 507/121 Power Street, Hawthorn Vic 3122

Indicative selling price

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

Range between $550,000 & $595,000

Median sale price

| Median price | $605,000 | Property Type | Unit | Suburb | Hawthorn |

| Period - From | 01/04/2020 | to | 31/03/2021 | 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	509/121 Power St HAWTHORN 3122	$636,000	12/12/2020
2	303/121 Power St HAWTHORN 3122	$600,000	01/03/2021
3	108/2a Montrose Pl HAWTHORN EAST 3123	$593,000	11/03/2021

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: 24/05/2021 18:02

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Property Type: Apartment

Agent Comments

Comparable Properties

509/121 Power St HAWTHORN 3122 (VG)

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Price: $636,000
Method: Sale
Date: 12/12/2020
Property Type: Strata Unit/Flat

Agent Comments

303/121 Power St HAWTHORN 3122 (REI)

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Price: $600,000
Method: Private Sale
Date: 01/03/2021
Property Type: Apartment

Agent Comments

108/2a Montrose Pl HAWTHORN EAST 3123 (REI/VG)

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Price: $593,000
Method: Private Sale
Date: 11/03/2021
Property Type: Unit

Agent Comments