

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

4/70 Power Street, Hawthorn Vic 3122

Indicative selling price

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

Range between \$600,000

&

\$660,000

Median sale price

Median price \$563,000

House

Unit

X

Suburb

Hawthorn

Period - From 01/07/2018

to

30/06/2019

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	7/9 Glenroy Rd HAWTHORN 3122	\$650,000	20/04/2019
2	21/2 Henrietta St HAWTHORN 3122	\$620,000	02/03/2019
3	11/2 Calvin St HAWTHORN 3122	\$617,000	30/03/2019

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.



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Rooms:**Property Type:**

Flat/Unit/Apartment (Res)

Agent Comments

Located at the Richmond end of fabulous Hawthorn, this first level gem has been tastefully decorated and renovated leaving only the classic bathroom to personalise.

Indicative Selling Price

\$600,000 - \$660,000

Median Unit Price

Year ending June 2019: \$563,000

Comparable Properties

**7/9 Glenroy Rd HAWTHORN 3122 (REI/VG)**

Agent Comments

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Price: \$650,000**Method:** Private Sale**Date:** 20/04/2019**Rooms:** -**Property Type:** Apartment**21/2 Henrietta St HAWTHORN 3122 (REI/VG)**

Agent Comments

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Price: \$620,000**Method:** Auction Sale**Date:** 02/03/2019**Rooms:** -**Property Type:** Apartment**Land Size:** 1368 sqm approx**11/2 Calvin St HAWTHORN 3122 (REI/VG)**

Agent Comments

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Price: \$617,000**Method:** Auction Sale**Date:** 30/03/2019**Rooms:** -**Property Type:** Apartment