# Statement of Information Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Including suburb and postcode

Address 5/179 Power Street, Hawthorn Vic 3122

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ting		
Range betweer	\$720,000		&		\$760,000			
Median sale pi	rice							
Median price	\$602,500	Pro	operty Type	Unit			Suburb	Hawthorn
Period - From	01/10/2021	to	31/12/2021		So	urce	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Add	dress of comparable property	Price	Date of sale
1	17/9 Lisson Gr HAWTHORN 3122	\$756,000	08/10/2021
2			
3			

#### OR

**B**<sup>\*</sup> 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:

23/02/2022 17:14



## THE AGENCY





**Property Type:** Apartment Agent Comments

Luke Saville 03 8578 0399 0437 720 806 lukesaville@theagency.com.au

Indicative Selling Price \$720,000 - \$760,000 Median Unit Price December quarter 2021: \$602,500

# **Comparable Properties**



17/9 Lisson Gr HAWTHORN 3122 (REI/VG)



Price: \$756,000 Method: Auction Sale Date: 08/10/2021 Property Type: Apartment Agent Comments

two kilometres of the property for sale in the last six months.

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within

#### Account - The Agency Boroondara | P: 03 8578 0399

propertydata



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