

# 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

3/162 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)

Range between \$880,000 & \$940,000

### Median sale price

Median price \$610,000

Property Type Unit

Suburb Hawthorn

Period - From 24/05/2021

to 23/05/2022

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	2/47 Riversdale Rd HAWTHORN 3122	\$997,000	17/02/2022
2	5/32 Berkeley St HAWTHORN 3122	\$939,800	02/03/2022
3	11/601 Toorak Rd TOORAK 3142	\$900,000	30/04/2022

**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:

24/05/2022 16:10

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**Indicative Selling Price**

\$880,000 - \$940,000

**Median Unit Price**

24/05/2021 - 23/05/2022: \$610,000



3 1 1

**Property Type:** Apartment

Agent Comments

## Comparable Properties



**2/47 Riversdale Rd HAWTHORN 3122 (REI/VG)** Agent Comments

2 2 2

**Price:** \$997,000

**Method:** Sold Before Auction

**Date:** 17/02/2022

**Property Type:** Townhouse (Res)



**5/32 Berkeley St HAWTHORN 3122 (VG)** Agent Comments

3 - -

**Price:** \$939,800

**Method:** Sale

**Date:** 02/03/2022

**Property Type:** Strata Unit/Flat



**11/601 Toorak Rd TOORAK 3142 (REI)** Agent Comments

3 2 1

**Price:** \$900,000

**Method:** Private Sale

**Date:** 30/04/2022

**Property Type:** Apartment

**Account** - Belle Property Armadale | P: 03 9509 0411 | F: 9500 9525