Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property	offered	for sale
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Address	3/162 Power Street, Hawthorn Vic 3122
Including suburb and	
postcode	

Indicative selling price

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

nalige between \$600,000 a \$540,000	Range between	\$880,000	&	\$940,000
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Median sale price

Median price \$610,000	Prop	perty Type U	nit		Suburb	Hawthorn
Period - From 24/05/2021	to 2	23/05/2022	So	ource	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

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



Date of sale



Charmayne Dulley 03 9509 0411 0430 788 680 charmayne.dulley@belleproperty.com

> **Indicative Selling Price** \$880,000 - \$940,000 **Median Unit Price** 24/05/2021 - 23/05/2022: \$610,000



Property Type: Apartment **Agent Comments**

Comparable Properties



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

Price: \$997,000

Method: Sold Before Auction

Date: 17/02/2022

Property Type: Townhouse (Res)

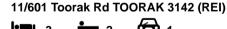


5/32 Berkeley St HAWTHORN 3122 (VG)

Price: \$939,800 Method: Sale Date: 02/03/2022

Property Type: Strata Unit/Flat

Agent Comments









Price: \$900.000 Method: Private Sale Date: 30/04/2022

Property Type: Apartment

Agent Comments

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



