

# 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

16/177 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 \$600,000 & \$650,000

### Median sale price

Median price \$603,500 Property Type Unit Suburb Hawthorn

Period - From 01/10/2019 to 30/09/2020 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	13/7-9 Denmark St KEW 3101	\$703,000	22/06/2020
2	9/47 Evansdale Rd HAWTHORN 3122	\$665,000	19/10/2020
3	6/22 Auburn Gr HAWTHORN EAST 3123	\$660,000	05/08/2020

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:

06/11/2020 14:57

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**Indicative Selling Price**

\$600,000 - \$650,000

**Median Unit Price**

Year ending September 2020: \$603,500



2 1 1

**Property Type:** Apartment

Agent Comments

## Comparable Properties



13/7-9 Denmark St KEW 3101 (VG)

Agent Comments

2 - -

**Price:** \$703,000

**Method:** Sale

**Date:** 22/06/2020

**Property Type:** Strata Unit/Flat



9/47 Evansdale Rd HAWTHORN 3122 (REI)

Agent Comments

2 1 1

**Price:** \$665,000

**Method:** Private Sale

**Date:** 19/10/2020

**Property Type:** Apartment



6/22 Auburn Gr HAWTHORN EAST 3123 (REI)

Agent Comments

2 1 1

**Price:** \$660,000

**Method:** Sold Before Auction

**Date:** 05/08/2020

**Rooms:** 4

**Property Type:** Apartment