

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

26/177 POWER STREET HAWTHORN VIC 3122

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$600,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$590,000

Property type

Unit

Suburb

Hawthorn

Period-from

01 Apr 2022

to

31 Mar 2023

Source

Corelogic

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 6 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

207/14 DAVID STREET RICHMOND VIC 3121	\$650,000	16-Feb-23
GLENFERRIE ROAD HAWTHORN VIC 3122	\$650,000	08-Feb-23
2/566 GLENFERRIE ROAD HAWTHORN VIC 3122	\$650,000	08-Feb-23

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 6 months.

This Statement of Information was prepared on: 27 April 2023



**207/14 DAVID STREET RICHMOND
VIC 3121**

Sold Price

\$650,000

Sold Date

16-Feb-23

2

2

1

Distance

1.85km



**GLENFERRIE ROAD HAWTHORN
VIC 3122**

Sold Price

Sold Date

08-Feb-23

2

1

1

Distance

0.77km



**2/566 GLENFERRIE ROAD
HAWTHORN VIC 3122**

Sold Price

Sold Date

08-Feb-23

2

1

1

Distance

0.77km

RS = Recent sale

UN = Undisclosed Sale

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