## 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 501/121 Power Street, Hawthorn Vic 3122

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	<i>underquot</i>	ing		
Range betweer	\$580,000		&		\$620,000			
Median sale p	rice							
Median price	\$590,000	Pro	operty Type	Unit			Suburb	Hawthorn
Period - From	01/07/2024	to	30/09/2024		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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ade	dress of comparable property	Price	Date of sale
1	G10/567 Glenferrie Rd HAWTHORN 3122	\$598,000	25/10/2024
2	24/178 Power St HAWTHORN 3122	\$595,000	01/10/2024
3	1/167 Power St HAWTHORN 3122	\$605,000	16/08/2024

OR

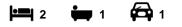
**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

19/11/2024 12:12



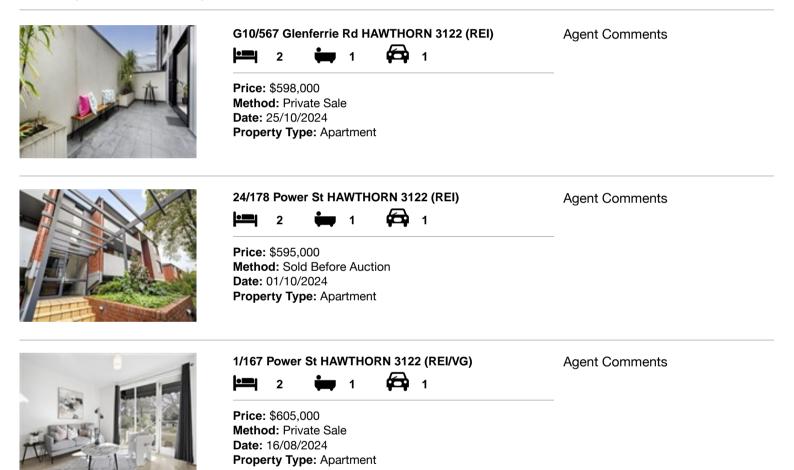




**Property Type:** Apartment Agent Comments

Indicative Selling Price \$580,000 - \$620,000 Median Unit Price September quarter 2024: \$590,000

# **Comparable Properties**



#### Account - Melbourne RE | P: 03 9829 2900 | F: 03 9829 2951



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