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	301/121 Power Street, Hawthorn Vic 3122

Indicative selling price

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

Single price $595,000

Median sale price

Median price $602,000 Property Type Unit Suburb Hawthorn

Period - From 01/07/2023 to 30/09/2023 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	603/31 Queens Av HAWTHORN 3122	$600,000	16/10/2023
2	411/1 Drill St HAWTHORN 3122	$599,900	14/09/2023
3	403/81 Riversdale Rd HAWTHORN 3122	$590,000	26/07/2023

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: 23/11/2023 10:21

301/121 Power Street, Hawthorn Vic 3122

2 1 1

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price
$595,000
Median Unit Price
September quarter 2023: $602,000

Comparable Properties



603/31 Queens Av HAWTHORN 3122 (REI)

2 2 1

Price: $600,000
Method: Private Sale
Date: 16/10/2023
Property Type: Apartment

Agent Comments

411/1 Drill St HAWTHORN 3122 (VG)

2 - -

Price: $599,900
Method: Sale
Date: 14/09/2023
Property Type: Strata Unit/Flat

Agent Comments



403/81 Riversdale Rd HAWTHORN 3122 (REI/VG)

2 2 1

Price: $590,000
Method: Private Sale
Date: 26/07/2023
Property Type: Apartment

Agent Comments

Account - Belle Property South Yarra | P: 03 9868 5444 | F: 03 9868 5455

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