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	6/155 Power Street, Hawthorn Vic 3122

Indicative selling price

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

Single price $450,000

Median sale price

Median price $605,000 Property Type Unit Suburb Hawthorn

Period - From 01/07/2022 to 30/09/2022 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	8/3 Glover Ct TOORAK 3142	$480,000	24/06/2022
2	12/41 Riversdale Rd HAWTHORN 3122	$475,000	12/06/2022
3	6/280 Riversdale Rd HAWTHORN EAST 3123	$450,000	01/07/2022

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: 12/12/2022 12:22

6/155 Power Street, Hawthorn Vic 3122



1 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$450,000
Median Unit Price
September quarter 2022: $605,000

Comparable Properties



8/3 Glover Ct TOORAK 3142 (REI/VG)

1 1 -

Price: $480,000
Method: Sold Before Auction
Date: 24/06/2022
Property Type: Unit

Agent Comments



12/41 Riversdale Rd HAWTHORN 3122 (REI/VG)

1 1 1

Price: $475,000
Method: Private Sale
Date: 12/06/2022
Property Type: Apartment

Agent Comments



6/280 Riversdale Rd HAWTHORN EAST 3123 (REI/VG)

1 1 1

Price: $450,000
Method: Private Sale
Date: 01/07/2022
Property Type: Apartment

Agent Comments

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

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