

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

14/155 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

\$520,000

&

\$540,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$570,000

Property type

Unit

Suburb

Hawthorn

Period-from

01 Feb 2023

to

31 Jan 2024

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

36/168 POWER STREET HAWTHORN VIC 3122	\$515,000	08-Nov-23
2/179 POWER STREET HAWTHORN VIC 3122	\$540,000	24-Sep-23
8/30-32 BARTON STREET HAWTHORN VIC 3122	\$545,000	27-Oct-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.~~

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**36/168 POWER STREET
HAWTHORN VIC 3122**

2 1 1

Sold Price **\$515,000** Sold Date **08-Nov-23**

Distance **0.09km**



**2/179 POWER STREET HAWTHORN
VIC 3122**

2 1 1

Sold Price **\$540,000** Sold Date **24-Sep-23**

Distance **0.22km**



**8/30-32 BARTON STREET
HAWTHORN VIC 3122**

2 1 -

Sold Price **\$545,000** Sold Date **27-Oct-23**

Distance **0.81km**

RS = Recent sale UN = Undisclosed Sale

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