

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

16/2 Henrietta Street, Hawthorn Vic 3122

Indicative selling price

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

Range between \$640,000 & \$680,000

Median sale price

Median price \$566,500 Property Type Unit Suburb Hawthorn

Period - From 06/11/2022 to 05/11/2023 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	4/179 Power St HAWTHORN 3122	\$668,000	15/07/2023
2	12/146 Power St HAWTHORN 3122	\$659,999	08/09/2023
3	5/11 Harts Pde HAWTHORN EAST 3123	\$651,000	11/10/2023

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:

06/11/2023 15:45



2 1 1

Rooms: 4
Property Type: Apartment
Agent Comments

Indicative Selling Price
\$640,000 - \$680,000
Median Unit Price
06/11/2022 - 05/11/2023: \$566,500

Comparable Properties



4/179 Power St HAWTHORN 3122 (REI/VG)

Agent Comments

2 1 1

Price: \$668,000
Method: Auction Sale
Date: 15/07/2023
Property Type: Apartment



12/146 Power St HAWTHORN 3122 (REI)

Agent Comments

2 1 1

Price: \$659,999
Method: Private Sale
Date: 08/09/2023
Property Type: Apartment



5/11 Harts Pde HAWTHORN EAST 3123 (REI)

Agent Comments

2 1 1

Price: \$651,000
Method: Sold Before Auction
Date: 11/10/2023
Property Type: Unit

Account - Woodards | P: 03 9805 1111 | F: 03 9805 1199