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	cons	sumer.vic.go	ov.au/	underquot	ing		
Range betweer	\$640,000		&		\$680,000			
Median sale pi	rice							
Median price	\$566,500	Pro	operty Type	Unit			Suburb	Hawthorn
Period - From	06/11/2022	to	05/11/2023		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.

Add	dress 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







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)



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



12/146 Power St HAWTHORN 3122 (REI)

Agent Comments

Agent Comments



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

5/11 Harts Pde HAWTHORN EAST 3123 (REI) Agent Comments



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

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



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