

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

212/121 Power Street, Hawthorn Vic 3122

Indicative selling price

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

Range between

\$400,000

&

\$440,000

Median sale price

Median price

\$542,500

Property Type

Unit

Suburb

Hawthorn

Period - From

01/10/2023

to

31/12/2023

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	118/81 Riversdale Rd HAWTHORN 3122	\$445,000	11/01/2024
2	107/8 Luton La HAWTHORN 3122	\$427,000	15/01/2024
3	115/17 Lynch St HAWTHORN 3122	\$410,000	16/01/2024

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:

06/02/2024 11:04



Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$400,000 - \$440,000

Median Unit Price

December quarter 2023: \$542,500

Comparable Properties



118/81 Riversdale Rd HAWTHORN 3122 (REI)

Agent Comments



Price: \$445,000

Method: Private Sale

Date: 11/01/2024

Property Type: Apartment



107/8 Luton La HAWTHORN 3122 (REI)

Agent Comments



Price: \$427,000

Method: Private Sale

Date: 15/01/2024

Property Type: Apartment



115/17 Lynch St HAWTHORN 3122 (REI)

Agent Comments



Price: \$410,000

Method: Private Sale

Date: 16/01/2024

Property Type: Apartment

Account - Besser & Co EA | P: 03 9531 1000 | F: 03 9531 4000



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