

# 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 302/121 Power Street, Hawthorn Vic 3122

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$900,000 & \$990,000

### Median sale price

Median price \$580,000 Property Type Unit Suburb Hawthorn

Period - From 01/04/2023 to 31/03/2024 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	202/59 Stawell St RICHMOND 3121	\$942,500	27/04/2024
2	313/6 Lord St RICHMOND 3121	\$935,000	17/02/2024
3			

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: 06/06/2024 16:56



 3  
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  2

**Property Type:** Unit

Agent Comments

**Indicative Selling Price**

\$900,000 - \$990,000

**Median Unit Price**

Year ending March 2024: \$580,000

## Comparable Properties



**202/59 Stawell St RICHMOND 3121 (REI)**

Agent Comments

 2  
  2  
  2

**Price:** \$942,500

**Method:** Auction Sale

**Date:** 27/04/2024

**Property Type:** Apartment



**313/6 Lord St RICHMOND 3121 (VG)**

Agent Comments

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**Price:** \$935,000

**Method:** Sale

**Date:** 17/02/2024

**Property Type:** Subdivided Unit/Villa/Townhouse

- Single OYO Unit

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.

Account - Marshall White | P: 03 9822 9999



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