

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 6/23 Power Street, Hawthorn Vic 3122

Indicative selling price

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

Single price \$300,000

Median sale price

Median price \$568,000

Property Type Unit

Suburb Hawthorn

Period - From 01/04/2023

to 30/06/2023

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	5/129-131 Riversdale Rd HAWTHORN 3122	\$340,000	03/04/2023
2	4/7 Davison St RICHMOND 3121	\$310,000	12/09/2023
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:

03/10/2023 11:30



1 bed 1 bath 1 car

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$300,000

Median Unit Price

June quarter 2023: \$568,000

Comparable Properties



5/129-131 Riversdale Rd HAWTHORN 3122 (REI)

Agent Comments

1 bed 1 bath 1 car

Price: \$340,000

Method: Private Sale

Date: 03/04/2023

Property Type: Apartment



4/7 Davison St RICHMOND 3121 (REI)

Agent Comments

1 bed 1 bath 1 car

Price: \$310,000

Method: Private Sale

Date: 12/09/2023

Property Type: Apartment

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



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