

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

9/36 Power Street, Hawthorn Vic 3122

Indicative selling price

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

Range between \$650,000 & \$695,000

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	26/20 Pakington St KEW 3101	\$672,000	17/02/2024
2	4/14 Mary St KEW 3101	\$671,000	25/11/2023
3	33/177 Power St HAWTHORN 3122	\$655,000	02/12/2023

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:

20/03/2024 10:45



Rooms: 4
Property Type: Apartment
Land Size: 1168.252 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$650,000 - \$695,000
Median Unit Price
December quarter 2023: \$542,500

Comparable Properties



26/20 Pakington St KEW 3101 (REI)

[Agent Comments](#)



Price: \$672,000
Method: Auction Sale
Date: 17/02/2024
Property Type: Unit



4/14 Mary St KEW 3101 (REI/VG)

[Agent Comments](#)



Price: \$671,000
Method: Auction Sale
Date: 25/11/2023
Property Type: Unit



33/177 Power St HAWTHORN 3122 (REI/VG)

[Agent Comments](#)



Price: \$655,000
Method: Auction Sale
Date: 02/12/2023
Property Type: Apartment

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