

## 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

3 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$2,250,000

&

\$2,500,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$2,360,500

Property type

House

Suburb

Hawthorn

Period-from

01 Nov 2019

to

31 Oct 2020

Source

Corelogic

### 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 6 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

Address of comparable property	Price	Date of sale
13-15 Elmie Street Hawthorn VIC 3122	\$2,500,000	20-Aug-20

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 6 months.

This Statement of Information was prepared on: 04 November 2020

**13-15 Elmie Street Hawthorn VIC  
3122** 4  2  4Sold Price <sup>RS</sup> **\$2,500,000** <sup>UN</sup> Sold Date **20-Aug-20**Distance **1.84km****RS** = Recent sale**UN** = Undisclosed Sale

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