## 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	302/121 Power Street, Hawthorn Vic 3122
Including suburb and	
postcode	

#### Indicative selling price

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

Range between	\$1,100,000	&	\$1,200,000
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### Median sale price

Median price	\$603,500	Pro	perty Type Ur	nit		Suburb	Hawthorn
Period - From	01/01/2021	to	31/03/2021	So	urce	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

Add	dress of comparable property	Price	Date of sale
1	4/7 Riversdale Rd HAWTHORN 3122	\$1,275,000	12/04/2021
2	101/77 Riversdale Rd HAWTHORN 3122	\$1,175,000	26/03/2021
3	2/7 Riversdale Rd HAWTHORN 3122	\$1,095,000	29/01/2021

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	12/07/2021 13:15
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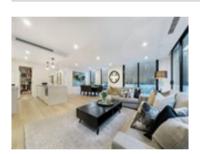
Tim Mursell 8862 4958 0419 800 709 Tim.Mursell@marshallwhite.com.au

> **Indicative Selling Price** \$1,100,000 - \$1,200,000 **Median Unit Price** March quarter 2021: \$603,500





# Comparable Properties



4/7 Riversdale Rd HAWTHORN 3122 (REI)





Price: \$1,275,000 Method: Private Sale Date: 12/04/2021

Property Type: Apartment

**Agent Comments** 



101/77 Riversdale Rd HAWTHORN 3122 (REI)







Price: \$1,175,000 Method: Private Sale Date: 26/03/2021

Property Type: Apartment

Agent Comments

2/7 Riversdale Rd HAWTHORN 3122 (VG)

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Price: \$1,095,000 Method: Sale Date: 29/01/2021

Property Type: Strata Unit/Flat

Agent Comments

Account - Marshall White | P: 03 9822 9999 | F: 03 9824 4897



