## 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

110/121 Power Street, Hawthorn Vic 3122

#### Indicative selling price

	/ 1 1'
For the meaning of this price see consumer.vic.go	N/ au/underauntina
	Jv.au/unaciquoting

Single price \$569,000

#### Median sale price

Median price	\$585,250	Pro	operty Type Unit	t	Suburt	Hawthorn
Period - From	01/07/2019	to	30/09/2019	Sou	rce 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.

Ad	dress of comparable property	Price	Date of sale
1	501/157-163 Burwood Rd HAWTHORN 3122	\$645,500	14/09/2019
2	8/187 Auburn Rd HAWTHORN 3122	\$602,500	20/07/2019
3	7/570 Glenferrie Rd HAWTHORN 3122	\$577,000	04/06/2019

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:

21/10/2019 10:30









**Property Type:** Apartment **Land Size:** 80 sqm approx Agent Comments Michael Fava 98292937 0419167934 mfava@melbournerealestate.com.au

> Indicative Selling Price \$569,000 Median Unit Price September quarter 2019: \$585,250

# **Comparable Properties**



501/157-163 Burwood Rd HAWTHORN 3122 (REI)



Price: \$645,500 Method: Auction Sale Date: 14/09/2019 Property Type: Apartment



8/187 Auburn Rd HAWTHORN 3122 (REI/VG)

Agent Comments

Agent Comments



Price: \$602,500 Method: Auction Sale Date: 20/07/2019 Property Type: Apartment



7/570 Glenferrie Rd HAWTHORN 3122 (REI/VG) Agent Comments



Price: \$577,000 Method: Sold Before Auction Date: 04/06/2019 Rooms: 3 Property Type: Apartment

Account - Melbourne RE | P: 03 9829 2900 | F: 03 9829 2951



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.