

# 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

23/50 Morang Road, Hawthorn Vic 3122

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$480,000 & \$525,000

### Median sale price

Median price \$605,000 Property Type Unit Suburb Hawthorn

Period - From 01/07/2022 to 30/09/2022 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	12/23 Power St HAWTHORN 3122	\$500,000	27/10/2022
2	7/167 Power St HAWTHORN 3122	\$550,000	07/10/2022
3	8/77-83 Denham St HAWTHORN 3122	\$469,000	21/07/2022

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:

11/01/2023 16:30



**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$480,000 - \$525,000  
**Median Unit Price**  
September quarter 2022: \$605,000

## Comparable Properties



**12/23 Power St HAWTHORN 3122 (REI)**

Agent Comments



**Price:** \$500,000  
**Method:** Sold Before Auction  
**Date:** 27/10/2022  
**Property Type:** Apartment



**7/167 Power St HAWTHORN 3122 (REI)**

Agent Comments



**Price:** \$550,000  
**Method:** Private Sale  
**Date:** 07/10/2022  
**Property Type:** Apartment



**8/77-83 Denham St HAWTHORN 3122 (REI)**

Agent Comments



**Price:** \$469,000  
**Method:** Private Sale  
**Date:** 21/07/2022  
**Property Type:** Apartment

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