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**Rooms:**  
**Property Type:** Apartment  
 Agent Comments

**Indicative Selling Price**  
 \$350,000 - \$370,000  
**Median Unit Price**  
 March quarter 2017: \$541,250

## Comparable Properties



15/197 Auburn Rd HAWTHORN 3122 (REI)

Agent Comments

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**Price:** \$380,000  
**Method:** Private Sale  
**Date:** 22/04/2017  
**Rooms:** 2  
**Property Type:** Apartment



25/510 Glenferrie Rd HAWTHORN 3122 (REI)

Agent Comments

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**Price:** \$348,000  
**Method:** Sold Before Auction  
**Date:** 12/04/2017  
**Rooms:** 2  
**Property Type:** Flat



23/146 Power St HAWTHORN 3122 (REI)

Agent Comments

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**Price:** \$335,000  
**Method:** Private Sale  
**Date:** 16/12/2016  
**Rooms:** 2  
**Property Type:** Apartment

## 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

41/168 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)

Range between \$350,000

&amp;

\$370,000

## Median sale price

Median price \$541,250

Unit X

Suburb Hawthorn

Period - From 01/01/2017 to 31/03/2017

Source REIV

## Comparable property sales

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
15/197 Auburn Rd HAWTHORN 3122	\$380,000	22/04/2017
25/510 Glenferrie Rd HAWTHORN 3122	\$348,000	12/04/2017
23/146 Power St HAWTHORN 3122	\$335,000	16/12/2016