

# RT Edgar

## STATEMENT OF INFORMATION

17 October 2017

### Property offered for sale

13/174 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 \$610,000 & \$650,000

### Median sale price

Median price \$568,000 House Unit X Suburb Hawthorn

Period - From 01/07/2016 to 30/06/2017 Source REIV

### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that RT Edgar Boroondara estate agent and Toni El-Helou consider to be most comparable to the property for sale.

| Address of comparable property      | Price     | Date of sale |
|-------------------------------------|-----------|--------------|
| 1 25/178 Power Street HAWTHORN 3122 | \$609,000 | 23/09/2017   |
| 2 202/7 Riversdale Rd HAWTHORN 3122 | \$599,000 | 09/08/2017   |
| 3 18/352 Auburn Rd HAWTHORN 3122    | \$580,000 | 29/07/2017   |