

Statement of Information Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address including suburb and postcode

14/181 Power Street, Hawthorn 3122

Indicative selling price

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

Single price

or range between

\$525,000

&

\$535,000

Median sale price

Median price

\$545,000

*House

*unit

x

Suburb
or locality

Hawthorn

Period - From

May 2016

to

April 2017

Source

Core Logic RP Data

Comparable property sales

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. 11/179 Power Street Hawthorn	\$605,000	18/3/17
2. 13/175 Power Street Hawthorn	\$575,000	4/3/17
3. 5/65-69 Riversdale Road Hawthorn	\$600,000	20/12/16