



---

## STATEMENT OF INFORMATION

FOR SINGLE RESIDENTIAL PROPERTY LOCATED WITHIN OR  
OUTSIDE THE MELBOURNE METROPOLITAN AREA

**Sections 47AF of the Estate Agents Act 1980**

---

### PROPERTY OFFERED FOR SALE

**8/168 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 \$500,000 & \$520,000**

---

### MEDIAN SALE PRICE

**Unit | Docklands (3008)**

**Period - From 1 September 2017 to 31 August 2018 | Source - Corelogic**

**Important advice about the median sale price:** When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.

---

### 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
<b>29/168 POWER STREET, HAWTHORN VIC 3122</b>	<b>\$518,000</b>	<b>06/09/2018</b>
<b>3/168 POWER STREET, HAWTHORN VIC 3122</b>	<b>\$502,500</b>	<b>15/08/2018</b>
<b>21/168 POWER STREET, HAWTHORN VIC 3122</b>	<b>\$513,000</b>	<b>26/09/2018</b>

---

Please contact us for further information regarding this document  
or visit [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

**Lucas Real Estate - 03 9091 1400**  
**Shop 1, 401 Docklands Drive, Docklands 3008**