

Statement of Information

Sections 47AF of the *Estate Agents Act 1980*

Unit offered for sale

Address Including suburb and postcode 1-14/6 Power Avenue, Hawthorn VIC 3122 – (ELAN)

Indicative selling price

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

Unit type or class e.g. One bedroom units	Single price		Lower price	&	Higher price
3 Bed, 2 Bath, 1 Study 2 Carpark – GROUP A	\$1,950,000	Or range between	\$	&	\$
3 Bed, 2 Bath, 2 Carpark – GROUP B	\$	Or range between	\$1,700,000	&	\$1,850,000
3 Bed, 2 Bath, 2 Carpark – GROUP C	\$1,495,000	Or range between	\$	&	\$

Additional entries may be included or attached as required.

Suburb unit median sale price

Median price \$585,000 Suburb Hawthorn

Period - From 01/04/2017 To 31/03/2018 Source REIV

Comparable property sales

GROUP A	The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.
GROUP B	The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.
GROUP C	The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.