

## 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

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

&

#### Median sale price

Median price

House

Unit

Suburb

Period - From

to

Source

#### Comparable property sales (\*Delete A or B below as applicable)

**A\*** 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 | 31/177 Power St HAWTHORN 3122  | \$572,500 | 23/02/2019   |
| 2 | 2/178 Power St HAWTHORN 3122   | \$510,000 | 09/02/2019   |
| 3 | 5/176 Power St HAWTHORN 3122   | \$480,000 | 16/02/2019   |

OR

**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.