

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 (*Delete single price or range as applicable)

Unit type or class e.g. One bedroom units	Single price		Lower price		Higher price
2 Bed, 2 Bath, 1 Carpark – GROUP A	\$*	Or range between	\$1,075,000	&	\$1,150,000
2 Bed, 2 Bath, 2 Carpark – GROUP B	\$1,225,000	Or range between	\$	&	\$
2 Bed, 2 Bath, 2 Carpark – GROUP C	\$*	Or range between	\$1,365,000	&	\$1,500,000
2 Bed, 2 Bath, 2 Carpark – GROUP D	\$1,575,00	Or range between	\$	&	\$
3 Bed, 2 Bath, 2 Carpark – GROUP E	\$*	Or range between	\$1,625,000		\$1,775,000
3 Bed, 2 Bath, 2 Carpark – GROUP F	\$*	Or range between	\$1,800,000		\$1,825,000
3 Bed, 3.5 Bath, 1 Study, 4 Carpark – GROUP G	\$3,500,000	Or range between	\$	&	\$

Additional entries may be included or attached as required.

Suburb unit median sale price

Median price Suburb

Period - From To Source

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

A* These are the details of the three units that the estate agent or agent's representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last six months, and located within two kilometres of the unit for sale.

Unit type or class

E.g. One bedroom units **Address of comparable unit**

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.
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Unit type or class

E.g. One bedroom units **Address of comparable unit**

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.
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Unit type or class

E.g. One bedroom units **Address of comparable unit**

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.
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Unit type or class

E.g. One bedroom units **Address of comparable unit**

GROUP D	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.
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Unit type or class

E.g. One bedroom units **Address of comparable unit** **Price** **Date of sale**

Unit type or class	Address of comparable unit	Price	Date of sale
GROUP E	1. 301/7 Riversdale Road, Hawthorn	\$1,482,000	23/3/2017
	2. 201/48 Mason Street, Hawthorn	\$1,585,000	28/4/2017
	3. 704/1 Dyer Street, Richmond	\$1,490,000	18/7/2017

Unit type or class

E.g. One bedroom units **Address of comparable unit**

GROUP F	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.
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Unit type or class

E.g. One bedroom units **Address of comparable unit**

GROUP G	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.
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