

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

302/1A Launder Street Hawthorn VIC 3122

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$640,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$605,000

Property type

Unit

Suburb

Hawthorn

Period-from

01 Dec 2020

to

30 Nov 2021

Source

Corelogic

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 6 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

| | | |
|--|-----------|-----------|
| 202/77 High Street South Kew VIC 3101 | \$660,000 | 15-Mar-21 |
| 407/862 Glenferrie Road Hawthorn VIC 3122 | \$650,000 | 23-Feb-21 |
| 104/309 Riversdale Road Hawthorn East VIC 3123 | \$640,000 | 07-Oct-21 |

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 6 months.~~

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202/77 High Street South Kew VIC 3101

Sold Price

\$660,000

Sold Date

15-Mar-21

2 2 1

Distance

1.89km



407/862 Glenferrie Road Hawthorn VIC 3122

Sold Price

\$650,000

Sold Date

23-Feb-21

2 2 1

Distance

0.89km



104/309 Riversdale Road Hawthorn East VIC 3123

Sold Price

\$640,000

Sold Date

07-Oct-21

2 2 1

Distance

1.13km

RS = Recent sale

UN = Undisclosed Sale

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