

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

307/8 Luton Lane, Hawthorn Vic 3122

Indicative selling price

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

Range between \$750,000 & \$825,000

Median sale price

Median price \$667,000 House Unit X Suburb Hawthorn

Period - From 01/04/2017 to 30/06/2017 Source REIV

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	4/22-24 Muir St HAWTHORN 3122	\$820,000	01/07/2017
2	6/15 Shakespeare Gr HAWTHORN 3122	\$805,000	03/06/2017
3	401/38 Camberwell Rd HAWTHORN EAST 3123	\$785,000	25/03/2017

OR

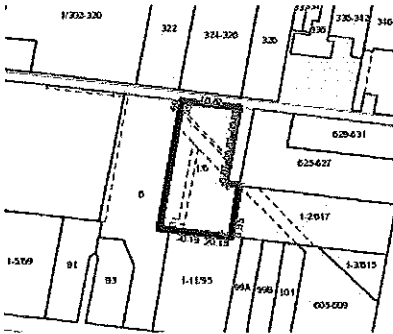
B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

307/8 Luton Lane, Hawthorn Vic 3122

LITTLE
REAL ESTATE

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Indicative Selling Price
\$750,000 - \$825,000
Median Unit Price
June quarter 2017: \$667,000



Rooms:
Property Type:
Agent Comments

Comparable Properties



4/22-24 Muir St HAWTHORN 3122 (REI)

Agent Comments

2 1 2

Price: \$820,000
Method: Auction Sale
Date: 01/07/2017
Rooms: 3
Property Type: Apartment



6/15 Shakespeare Gr HAWTHORN 3122
(REI/VG)

Agent Comments

2 1 1

Price: \$805,000
Method: Auction Sale
Date: 03/06/2017
Rooms: -
Property Type: Apartment



401/38 Camberwell Rd HAWTHORN EAST
3123 (REI/VG)

Agent Comments

2 2 1

Price: \$785,000
Method: Auction Sale
Date: 25/03/2017
Rooms: 5
Property Type: Apartment