

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 102/ 1A LAUNDER STREET, HAWTHORN, VIC 3122

Indicative selling price

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

Range between \$385,000 & \$410,000

Median sale price

Median price \$580,000 Property type Unit Suburb HAWTHORN

Period - From 01 January 2022 to 31 December 2022 Source Price Finder

Comparable property sales

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
122/81 RIVERSDALE RD, HAWTHORN, VIC 3122	\$444,111	23/02/2023
47/523 BURWOOD RD, HAWTHORN, VIC 3122	\$380,000	03/02/2023
36 LYNCH ST, HAWTHORN, VIC 3122	\$400,000	31/01/2023

This Statement of Information was prepared on: 20/03/2023