hockingstuart

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

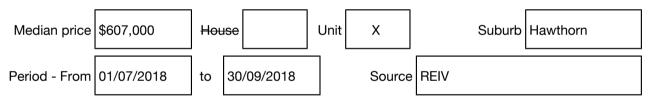
103/8 Luton Lane, Hawthorn Vic 3122

Indicative selling price

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

Single price \$590,000

Median sale price



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	21/181 Power St HAWTHORN 3122	\$595,000	18/08/2018
2	11/15 Yarra St HAWTHORN 3122	\$595,000	15/09/2018
3	4/30 Elm St HAWTHORN 3122	\$588,500	25/08/2018

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.

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propertydata

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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Rooms: 3 Property Type: Apartment Agent Comments

Indicative Selling Price \$590.000 **Median Unit Price** September quarter 2018: \$607,000

nviting a magnificent future, this family residence is perfectly positioned within the esteemed Golden Mile. Presenting exciting scope for contemporary renovation/extension or a luxurious new dream home or development (subject to council approval), the grand 750sgm approx flat allotment offers endless advantages.

Comparable Properties

21/181 Power St HAWTHORN 3122 (REI)	Agent Comments very similar home.
Price: \$595,000	
Method: Auction Sale	
Date: 18/08/2018	
Rooms: 4	



11/15 Yarra St HAWTHORN 3122 (REI)



Property Type: Apartment

Agent Comments very similar home.

Price: \$595,000 Method: Auction Sale Date: 15/09/2018 Rooms: 3 Property Type: Apartment



4/30 Elm St HAWTHORN 3122 (REI)



Agent Comments

location is not as good.

Price: \$588,500 Method: Auction Sale Date: 25/08/2018 Rooms: 3 Property Type: Apartment

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