

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

Median price

\$607,000

House

Unit

X

Suburb

Hawthorn

Period - From

01/07/2018

to

30/09/2018

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	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.



2
 1
 1

Rooms: 3

Property Type: Apartment

Agent Comments

Inviting 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 750sqm approx flat allotment offers endless advantages.

Indicative Selling Price

\$590,000

Median Unit Price

September quarter 2018: \$607,000

Comparable Properties

21/181 Power St HAWTHORN 3122 (REI)

2
 1
 1

Agent Comments

very similar home.

Price: \$595,000

Method: Auction Sale

Date: 18/08/2018

Rooms: 4

Property Type: Apartment



11/15 Yarra St HAWTHORN 3122 (REI)

2
 1
 -

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)

2
 1
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Agent Comments

location is not as good.

Price: \$588,500

Method: Auction Sale

Date: 25/08/2018

Rooms: 3

Property Type: Apartment