Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 2/14 Launder Street, Hawthorn Vic 3122

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ing		
Range betweer	\$800,000		&		\$850,000			
Median sale pr	rice							
Median price	\$561,000	Pro	operty Type	Unit			Suburb	Hawthorn
Period - From	01/04/2019	to	31/03/2020		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	G02/132 Church St HAWTHORN 3122	\$845,000	12/06/2020
2	12/63 Wattle Rd HAWTHORN 3122	\$810,000	15/05/2020
3	4/847 Burwood Rd HAWTHORN EAST 3123	\$800,000	05/03/2020

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.

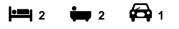
This Statement of Information was prepared on:

07/07/2020 13:33









Property Type: Townhouse (Res) Agent Comments

David Fileccia 98301644 0402 026 748 davidfileccia@noeljones.com.au

Indicative Selling Price \$800,000 - \$850,000 **Median Unit Price** Year ending March 2020: \$561,000

Comparable Properties



G02/132 Church St HAWTHORN 3122 (REI)



Price: \$845,000 Method: Private Sale Date: 12/06/2020 Property Type: Apartment

12/63 Wattle Rd HAWTHORN 3122 (REI/VG)



Price: \$810,000 Method: Private Sale Date: 15/05/2020 Rooms: 4 Property Type: Townhouse (Single)



4/847 Burwood Rd HAWTHORN EAST 3123 (VG) **6** -

Agent Comments

Agent Comments

Agent Comments

Price: \$800,000 Method: Sale Date: 05/03/2020 Property Type: Strata Unit/Flat

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Account - Noel Jones | P: 03 9830 1644 | F: 03 9888 5997



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.