

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

705/1A LAUNDER STREET HAWTHORN VIC 3122

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$580,000

&

\$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$633,500

Property type

Unit

Suburb

Hawthorn

Period-from

01 Aug 2021

to

31 Jul 2022

Source

Corelogic

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 6 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

810/377-383 BURWOOD ROAD HAWTHORN VIC 3122	\$570,000	01-Feb-22
6/21 GLEN STREET HAWTHORN VIC 3122	\$580,000	09-Mar-22
405/6 LISSON GROVE HAWTHORN VIC 3122	\$610,000	30-Mar-22

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 6 months.

This Statement of Information was prepared on: 01 August 2022


**810/377-383 BURWOOD ROAD
HAWTHORN VIC 3122**
 2  1  1

 Sold Price **\$570,000** Sold Date **01-Feb-22**

 Distance **0.17km**

**6/21 GLEN STREET HAWTHORN
VIC 3122**
 2  1  1

 Sold Price **\$580,000** Sold Date **09-Mar-22**

 Distance **0.89km**

**405/6 LISSON GROVE HAWTHORN
VIC 3122**
 1  1  1

 Sold Price **\$610,000** Sold Date **30-Mar-22**

 Distance **1.08km**
RS = Recent sale **UN** = Undisclosed Sale

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