

# 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

5/18 Launder Street, Hawthorn Vic 3122

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$480,000 & \$520,000

### Median sale price

Median price

\$603,500

Property Type

Unit

Suburb

Hawthorn

Period - From

01/10/2019

to

30/09/2020

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	5/5 Stanley Av HAWTHORN EAST 3123	\$530,000	27/07/2020
2	10/174 Power St HAWTHORN 3122	\$500,000	29/06/2020
3	4/16 Launder St HAWTHORN 3122	\$472,500	19/07/2020

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:

14/12/2020 10:04



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**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**

\$480,000 - \$520,000

**Median Unit Price**

Year ending September 2020: \$603,500

## Comparable Properties



**5/5 Stanley Av HAWTHORN EAST 3123 (REI/VG)**

Agent Comments

2   1   1

**Price:** \$530,000

**Method:** Private Sale

**Date:** 27/07/2020

**Property Type:** Unit



**10/174 Power St HAWTHORN 3122 (VG)**

Agent Comments

2   -   -

**Price:** \$500,000

**Method:** Sale

**Date:** 29/06/2020

**Property Type:** Strata Unit/Flat

**4/16 Launder St HAWTHORN 3122 (VG)**

Agent Comments

2   -   -

**Price:** \$472,500

**Method:** Sale

**Date:** 19/07/2020

**Property Type:** Strata Unit/Flat