

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

205/1A 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

\$360,000

&

\$396,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$565,000

Property type

Unit

Suburb

Hawthorn

Period-from

01 Dec 2022

to

30 Nov 2023

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

102/1A LAUNDER STREET HAWTHORN VIC 3122	\$385,000	16-Apr-23
208/1A LAUNDER STREET HAWTHORN VIC 3122	\$395,000	11-Oct-22
606/377-383 BURWOOD ROAD HAWTHORN VIC 3122	\$365,500	18-Feb-23

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: 29 December 2023


**102/1A LAUNDER STREET
HAWTHORN VIC 3122**
 1
 1
 1

Sold Price

\$385,000

Sold Date

16-Apr-23

Distance

0.02km

**208/1A LAUNDER STREET
HAWTHORN VIC 3122**
 1
 1
 1

Sold Price

\$395,000

Sold Date

11-Oct-22

Distance

0.02km

**606/377-383 BURWOOD ROAD
HAWTHORN VIC 3122**
 1
 1
 1

Sold Price

\$365,500

Sold Date

18-Feb-23

Distance

0.17km
RS = Recent sale

UN = Undisclosed Sale

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