

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

112/1a Launder Street, Hawthorn Vic 3122

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$430,000 & \$460,000

Median sale price

Median price \$540,000 Property Type Unit Suburb Hawthorn

Period - From 01/07/2021 to 30/09/2021 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	413/862 Glenferrie Rd HAWTHORN 3122	\$454,000	04/06/2021
2	320/17 Lynch St HAWTHORN 3122	\$420,000	18/08/2021
3	313/480 Riversdale Rd HAWTHORN EAST 3123	\$420,000	05/07/2021

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:

25/10/2021 14:42



 1  1  1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$430,000 - \$460,000

Median Unit Price

September quarter 2021: \$540,000

Comparable Properties



413/862 Glenferrie Rd HAWTHORN 3122 (REI/VG)

 1  1  1

Price: \$454,000

Method: Private Sale

Date: 04/06/2021

Property Type: Apartment

Agent Comments

Similar apartment situated on the main road



320/17 Lynch St HAWTHORN 3122 (REI/VG)

 1  1  1

Price: \$420,000

Method: Private Sale

Date: 18/08/2021

Property Type: Apartment

Agent Comments

Similar property on a street surrounded by apartments.



313/480 Riversdale Rd HAWTHORN EAST 3123 (REI/VG)

 1  1  1

Price: \$420,000

Method: Private Sale

Date: 05/07/2021

Property Type: Apartment

Agent Comments

Aerial apartment, lack of natural light