

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

209/8 Luton Lane, Hawthorn Vic 3122

Indicative selling price

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

Range between

\$750,000

&

\$800,000

Median sale price

Median price

\$611,000

House

Unit

X

Suburb

Hawthorn

Period - From

01/10/2017

to

31/12/2017

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	73/8 Wallen Rd HAWTHORN 3122	\$800,000	01/01/2018
2	512/862 Glenferrie Rd HAWTHORN 3122	\$795,000	21/12/2017
3	49/8 Wallen Rd HAWTHORN 3122	\$755,200	15/12/2017

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.



Rooms:
Property Type:
Agent Comments

Indicative Selling Price
\$750,000 - \$800,000
Median Unit Price
December quarter 2017: \$611,000

Comparable Properties



73/8 Wallen Rd HAWTHORN 3122 (VG)

Agent Comments



Price: \$800,000
Method: Sale
Date: 01/01/2018
Rooms: -
Property Type: Strata Unit/Flat



512/862 Glenferrie Rd HAWTHORN 3122 (REI)

Agent Comments



Price: \$795,000
Method: Private Sale
Date: 21/12/2017
Rooms: -
Property Type: Apartment



49/8 Wallen Rd HAWTHORN 3122 (REI)

Agent Comments



Price: \$755,200
Method: Private Sale
Date: 15/12/2017
Rooms: -
Property Type: Apartment