

Nick Todd 03 8809 5568 0418 349 822 nick.todd@little.com.au

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for s	sale
Address Including suburb and postcode	209/8 Luton Lane, Hawthorn Vic 3122
Indicative selling price	ce

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Median sale price

Range between \$750,000

Median price	\$611,000	Hou	se	Unit	Х			Suburb	Hawthorn
Period - From	01/10/2017	to	31/12/2017		Sc	ource	REIV		

\$800,000

Comparable property sales (*Delete A or B below as applicable)

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

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.

Add	dress 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.

Account - Little Real Estate | P: 03 8809 5888 | F: 03 8809 5660





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

Rooms:
Property Type:

Agent Comments

Comparable Properties



73/8 Wallen Rd HAWTHORN 3122 (VG)

2 📥 -

Price: \$800,000 Method: Sale Date: 01/01/2018

Rooms: -

Property Type: Strata Unit/Flat

Agent Comments



512/862 Glenferrie Rd HAWTHORN 3122 (REI)

2 2 6

Price: \$795,000 **Method:** Private Sale **Date:** 21/12/2017

Rooms: -

Property Type: Apartment

Agent Comments



49/8 Wallen Rd HAWTHORN 3122 (REI)

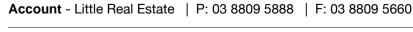
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Price: \$755,200 **Method:** Private Sale **Date:** 15/12/2017

Rooms: -

Property Type: Apartment

Agent Comments





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