

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

3/16 Launder Street, Hawthorn Vic 3122

Indicative selling price

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

Range between

\$470,000

&

\$500,000

Median sale price

Median price

\$607,500

Property Type

Unit

Suburb

Hawthorn

Period - From

01/10/2021

to

30/09/2022

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 | 14/59 Riversdale Rd HAWTHORN 3122 | \$500,000 | 08/11/2022 |
| 2 | 11/4-6 Auburn Gr HAWTHORN EAST 3123 | \$492,500 | 31/08/2022 |
| 3 | 1/71 Auburn Rd HAWTHORN 3122 | \$465,000 | 25/07/2022 |

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:

12/12/2022 10:25

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2 1 1

Property Type: Apartment
Agent Comments

Indicative Selling Price
\$470,000 - \$500,000
Median Unit Price
Year ending September 2022: \$607,500

Comparable Properties



14/59 Riversdale Rd HAWTHORN 3122 (REI)

Agent Comments

2 1 1

Price: \$500,000
Method: Private Sale
Date: 08/11/2022
Property Type: Apartment



11/4-6 Auburn Gr HAWTHORN EAST 3123 (REI)

Agent Comments

2 1 1

Price: \$492,500
Method: Private Sale
Date: 31/08/2022
Property Type: Apartment



1/71 Auburn Rd HAWTHORN 3122 (REI)

Agent Comments

2 1 1

Price: \$465,000
Method: Private Sale
Date: 25/07/2022
Property Type: Apartment

Account - The Agency Port Phillip | P: 03 8578 0388