

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

409/1a Launder Street, Hawthorn Vic 3122

Indicative selling price

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

Single price

\$459,000

Median sale price

Median price

\$603,500

Property Type

Unit

Suburb

Hawthorn

Period - From

01/10/2019

to

30/09/2020

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	G20/828 Burke Rd CAMBERWELL 3124	\$475,000	07/12/2020
2	103/416 Auburn Rd HAWTHORN 3122	\$465,000	09/10/2020
3	3/2 Yarra St HAWTHORN 3122	\$450,000	04/11/2020

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:

14/12/2020 10:09



Property Type: Apartment

Agent Comments

Indicative Selling Price

\$459,000

Median Unit Price

Year ending September 2020: \$603,500

Comparable Properties



G20/828 Burke Rd CAMBERWELL 3124 (REI)

Agent Comments



Price: \$475,000

Method: Private Sale

Date: 07/12/2020

Rooms: 4

Property Type: Apartment



103/416 Auburn Rd HAWTHORN 3122 (REI)

Agent Comments



Price: \$465,000

Method: Private Sale

Date: 09/10/2020

Property Type: Apartment



3/2 Yarra St HAWTHORN 3122 (REI)

Agent Comments



Price: \$450,000

Method: Private Sale

Date: 04/11/2020

Property Type: Apartment