

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

704/1a Launder Street, Hawthorn Vic 3122

Indicative selling price

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

Range between \$550,000 & \$600,000

Median sale price

Median price \$590,000 Property Type Unit Suburb Hawthorn

Period - From 01/01/2024 to 31/03/2024 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	211/96 Camberwell Rd HAWTHORN EAST 3123	\$600,000	04/03/2024
2	906/8 Montrose St HAWTHORN EAST 3123	\$558,000	03/05/2024
3	202/1a Launder St HAWTHORN 3122	\$540,000	06/02/2024

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:

01/07/2024 22:06



2 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
\$550,000 - \$600,000
Median Unit Price
March quarter 2024: \$590,000

Comparable Properties



211/96 Camberwell Rd HAWTHORN EAST 3123 (REI/VG)

Agent Comments

2 1 1

Price: \$600,000
Method: Private Sale
Date: 04/03/2024
Property Type: Apartment



906/8 Montrose St HAWTHORN EAST 3123 (REI/VG)

Agent Comments

2 2 1

Price: \$558,000
Method: Private Sale
Date: 03/05/2024
Property Type: Apartment

202/1a Launder St HAWTHORN 3122 (VG)

Agent Comments

2 - -

Price: \$540,000
Method: Sale
Date: 06/02/2024
Property Type: Strata Unit/Flat

Account - Woodards | P: 03 9805 1111 | F: 03 9805 1199



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