Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 704/1a Launder Street, Hawthorn Vic 3122

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/ı	underquot	ing		
Range betweer	\$550,000		&		\$600,000			
Median sale pr	rice							
Median price	\$590,000	Pro	operty Type	Unit			Suburb	Hawthorn
Period - From	01/01/2024	to	31/03/2024		So	urce	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.

Ade	dress 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







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)



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

Agent Comments

Agent Comments



906/8 Montrose St HAWTHORN EAST 3123 (REI/VG) 2 2 2 1

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

202/1a Launder St HAWTHORN 3122 (VG)

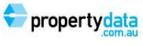
Agent Comments



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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