

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

301/8 Luton Lane Hawthorn VIC 3122

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$700,000

&

\$725,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

Unit

Suburb

Hawthorn

Period-from

01 Jul 2020

to

30 Jun 2021

Source

Corelogic

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 6 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

807/8 Montrose Street Hawthorn East VIC 3123	\$725,000	28-Feb-21
104/2A Campbell Grove Hawthorn East VIC 3123	\$730,000	21-Mar-21
4/73 River Street Richmond VIC 3121	\$705,000	13-Mar-21

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 6 months.~~

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**807/8 Montrose Street Hawthorn
East VIC 3123**

2 2 1

Sold Price

\$725,000

Sold Date

28-Feb-21

Distance

1.04km



**104/2A Campbell Grove Hawthorn
East VIC 3123**

2 2 1

Sold Price

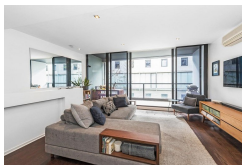
\$730,000

Sold Date

21-Mar-21

Distance

1.62km



**4/73 River Street Richmond VIC
3121**

2 2 2

Sold Price

\$705,000

Sold Date

13-Mar-21

Distance

1.87km

RS = Recent sale

UN = Undisclosed Sale

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