

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

506/1A LAUNDER STREET 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

\$430,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$610,000

Property type

Unit

Suburb

Hawthorn

Period-from

01 Sep 2021

to

31 Aug 2022

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

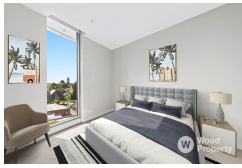
Date of sale

404/1A LAUNDER STREET HAWTHORN VIC 3122	\$437,500	17-Mar-22
203/92 KINKORA ROAD HAWTHORN VIC 3122	\$442,500	16-Jul-22
604/18 LILYDALE GROVE HAWTHORN EAST VIC 3123	\$440,000	31-Aug-22

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.

This Statement of Information was prepared on: 13 September 2022


**404/1A LAUNDER STREET
HAWTHORN VIC 3122**

 1
  1
  1

Sold Price

\$437,500

Sold Date

17-Mar-22

Distance

0km

**203/92 KINKORA ROAD
HAWTHORN VIC 3122**

 1
  1
  1

Sold Price

^{RS} **\$442,500**

Sold Date

16-Jul-22

Distance

0.69km

**604/18 LILYDALE GROVE
HAWTHORN EAST VIC 3123**

 1
  1
  1

Sold Price

^{RS} **\$440,000** ^{UN}

Sold Date

31-Aug-22

Distance

0.77km

RS = Recent sale

UN = Undisclosed Sale

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