

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

208/1A 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

\$415,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$610,000

Property type

Unit

Suburb

Hawthorn

Period-from

01 Aug 2021

to

31 Jul 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

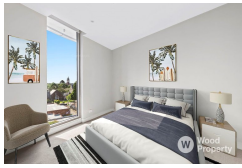
Date of sale

404/1A LAUNDER STREET HAWTHORN VIC 3122	\$437,500	17-Mar-22
223/81 RIVERSDALE ROAD HAWTHORN VIC 3122	\$415,000	30-Apr-22
313/480 RIVERSDALE ROAD HAWTHORN EAST VIC 3123	\$405,000	08-Jun-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: 29 August 2022


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

 Sold Price **\$437,500** Sold Date **17-Mar-22**

 Distance **0km**

**223/81 RIVERSDALE ROAD
HAWTHORN VIC 3122**
 1  1  1

 Sold Price **\$415,000** Sold Date **30-Apr-22**

 Distance **0.71km**
**313/480 RIVERSDALE ROAD
HAWTHORN EAST VIC 3123**
 1  1  1

 Sold Price **\$405,000** Sold Date **08-Jun-22**

 Distance **1.81km**

RS = Recent sale

UN = Undisclosed Sale

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