

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

402/8 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

\$430,000

&

\$450,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$587,500

Property type

Unit

Suburb

Hawthorn

Period-from

01 Mar 2020

to

28 Feb 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

520/311 Burwood Road Hawthorn VIC 3122	\$430,000	20-Jan-21
306/92 Kinkora Road Hawthorn VIC 3122	\$453,000	16-Feb-21
103/416 Auburn Road Hawthorn VIC 3122	\$465,000	09-Oct-20

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: 11 March 2021



**520/311 Burwood Road Hawthorn
VIC 3122**

1 1 1

Sold Price

^{RS} **\$430,000**

Sold Date

20-Jan-21

Distance

0.19km



**306/92 Kinkora Road Hawthorn
VIC 3122**

1 1 1

Sold Price

^{RS} **\$453,000** ^{UN}

Sold Date

16-Feb-21

Distance

0.68km



**103/416 Auburn Road Hawthorn
VIC 3122**

1 1 1

Sold Price

\$465,000

Sold Date

09-Oct-20

Distance

1.49km

RS = Recent sale

UN = Undisclosed Sale

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