

# STATEMENT OF INFORMATION

304/1A LAUNDER STREET, HAWTHORN, VIC 3122

PREPARED BY ALEX MORGAN , WILLIAM HUXLEY PTY LTD

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**304/1A LAUNDRER STREET, HAWTHORN,**



### Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

Price Range: **\$420,000 to \$450,000**

Provided by: Alex Morgan , William Huxley Pty Ltd

## MEDIAN SALE PRICE



**HAWTHORN, VIC, 3122**

Suburb Median Sale Price (Unit)

**\$534,000**

01 April 2017 to 31 March 2018

Provided by: 

## COMPARABLE PROPERTIES

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.



**9/570 GLENFERRIE RD, HAWTHORN, VIC**

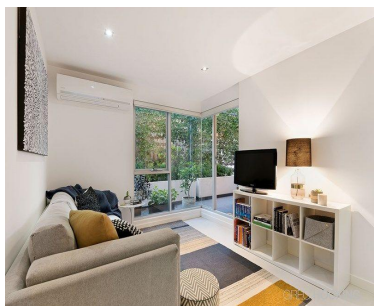


Sale Price

**\*\$435,000**

Sale Date: 03/03/2018

Distance from Property: 510m



**9/174 RIVERSDALE RD, HAWTHORN, VIC**



Sale Price

**\$450,000**

Sale Date: 19/12/2017

Distance from Property: 755m



**7/179 RIVERSDALE RD, HAWTHORN, VIC**



Sale Price

**\$443,000**

Sale Date: 18/12/2017

Distance from Property: 732m



This report has been compiled on 30/04/2018 by William Huxley Pty Ltd. Property Data Solutions Pty Ltd 2018 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

304/1A LAUNDER STREET, HAWTHORN, VIC 3122

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range: \$420,000 to \$450,000

### Median sale price

Median price

\$534,000

House

Unit

X

Suburb

HAWTHORN

Period

01 April 2017 to 31 March 2018

Source

pricfinder

### Comparable property sales

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.

Address of comparable property	Price	Date of sale
9/570 GLENFERRIE RD, HAWTHORN, VIC 3122	*\$435,000	03/03/2018
9/174 RIVERSDALE RD, HAWTHORN, VIC 3122	\$450,000	19/12/2017
7/179 RIVERSDALE RD, HAWTHORN, VIC 3122	\$443,000	18/12/2017