

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

302/8 Luton Lane, Hawthorn Vic 3122

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$400,000

&

\$440,000

Median sale price

Median price \$570,000

Property Type Unit

Suburb Hawthorn

Period - From 01/07/2023

to 30/06/2024

Source REIV

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 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
1	201/140 Cotham Rd KEW 3101	\$410,000	24/07/2024
2	10/523 Burwood Rd HAWTHORN 3122	\$415,000	11/06/2024
3	212/121 Power St HAWTHORN 3122	\$435,000	16/03/2024

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 six months.~~

This Statement of Information was prepared on:

13/08/2024 09:50



Lloyd Lawton
03 9810 5054
0403229433

lloydlawton@jellisrcraig.com.au

Indicative Selling Price

\$400,000 - \$440,000

Median Unit Price

Year ending June 2024: \$570,000



Property Type:

Agent Comments

Comparable Properties



201/140 Cotham Rd KEW 3101 (REI)

Agent Comments



Price: \$410,000

Method: Private Sale

Date: 24/07/2024

Property Type: Unit



10/523 Burwood Rd HAWTHORN 3122 (REI)

Agent Comments



Price: \$415,000

Method: Private Sale

Date: 11/06/2024

Property Type: Apartment



212/121 Power St HAWTHORN 3122 (REI/VG)

Agent Comments



Price: \$435,000

Method: Auction Sale

Date: 16/03/2024

Property Type: Apartment

Account - Jellis Craig | P: 03 9810 5000 | F: 03 9819 2511



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