

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

204/8 Luton Lane, Hawthorn Vic 3122

Indicative selling price

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

Range between \$390,000

&

\$425,000

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	309/311 Burwood Rd HAWTHORN 3122	\$370,000	27/03/2024
2	511/480 Riversdale Rd HAWTHORN EAST 3123	\$400,000	01/07/2024
3	10/523 Burwood Rd HAWTHORN 3122	\$415,000	11/06/2024

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:

12/09/2024 10:18



Rooms: 3

Property Type: Apartment

Agent Comments

Comparable Properties



309/311 Burwood Rd HAWTHORN 3122
(REI/VG)

Agent Comments



Price: \$370,000

Method: Private Sale

Date: 27/03/2024

Property Type: Apartment



511/480 Riversdale Rd HAWTHORN EAST
3123 (REI/VG)

Agent Comments



Price: \$400,000

Method: Private Sale

Date: 01/07/2024

Property Type: Apartment



10/523 Burwood Rd HAWTHORN 3122
(REI/VG)

Agent Comments



Price: \$415,000

Method: Private Sale

Date: 11/06/2024

Property Type: Apartment