## 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

401/8 Luton Lane, Hawthorn Vic 3122

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au/	/underquot	ing		
Range betweer	\$590,000		&		\$645,000			
Median sale p	rice							
Median price	\$590,000	Pro	operty Type	Unit			Suburb	Hawthorn
Period - From	01/01/2024	to	31/03/2024		So	urce	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.

Ado	dress of comparable property	Price	Date of sale
1	G10/577 Glenferrie Rd HAWTHORN 3122	\$645,000	23/01/2024
2	211/17 Lynch St HAWTHORN 3122	\$620,000	01/03/2024
3	214/96 Camberwell Rd HAWTHORN EAST 3123	\$610,000	05/03/2024

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.

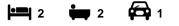
This Statement of Information was prepared on:

17/04/2024 11:56









Property Type: Apartment Agent Comments Sarah Risteski 9810 5000 0406 771 128 SarahRisteski@jelliscraig.com.au

> Indicative Selling Price \$590,000 - \$645,000 Median Unit Price March quarter 2024: \$590,000

# **Comparable Properties**



G10/577 Glenferrie Rd HAWTHORN 3122 Agent Comments (REI/VG)



Price: \$645,000 Method: Private Sale Date: 23/01/2024 Property Type: Unit



211/17 Lynch St HAWTHORN 3122 (REI)



Price: \$620,000 Method: Private Sale Date: 01/03/2024 Property Type: Apartment



214/96 Camberwell Rd HAWTHORN EAST 3123 (REI/VG)



Price: \$610,000 Method: Private Sale Date: 05/03/2024 Property Type: Apartment Agent Comments

Agent Comments

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



propertydata "

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