

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

124/35 Camberwell Road, Hawthorn East Vic 3123

Indicative selling price

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

Range between \$495,000

&

\$540,000

Median sale price

Median price \$593,000

Property Type Unit

Suburb Hawthorn East

Period - From 01/01/2023

to

31/12/2023

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	LG06/35 Camberwell Rd HAWTHORN EAST 3123	\$520,000	18/12/2023
2	801/10 Lilydale Gr HAWTHORN EAST 3123	\$512,000	25/01/2023
3	G01/577 Glenferrie Rd HAWTHORN 3122	\$501,000	16/06/2023

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:

25/01/2024 15:52

**Property Type:** Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$495,000 - \$540,000

Median Unit Price

Year ending December 2023: \$593,000

Comparable Properties

**LG06/35 Camberwell Rd HAWTHORN EAST 3123 (REI)**

Agent Comments

**Price:** \$520,000**Method:** Private Sale**Date:** 18/12/2023**Property Type:** Apartment**801/10 Lilydale Gr HAWTHORN EAST 3123 (REI/VG)**

Agent Comments

**Price:** \$512,000**Method:** Private Sale**Date:** 25/01/2023**Property Type:** Apartment**G01/577 Glenferrie Rd HAWTHORN 3122 (REI/VG)**

Agent Comments

**Price:** \$501,000**Method:** Private Sale**Date:** 16/06/2023**Property Type:** Apartment**Account - VICPROP**