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 betweer	\$495,000		&		\$540,000					
Median sale p	rice									
Median price	\$593,000	Pro	operty Type	Unit			Suburb	Hawthorn East		
Period - From	01/01/2023	to	31/12/2023		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.

Ade	dress 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



♥ I C P R O P





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)



Price: \$520,000 Method: Private Sale Date: 18/12/2023 Property Type: Apartment

Agent Comments

Agent Comments

Agent Comments



Price: \$512,000 Method: Private Sale Date: 25/01/2023 Property Type: Apartment

(REI/VG)

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propertydata

G01/577 Glenferrie Rd HAWTHORN 3122 (REI/VG)

801/10 Lilydale Gr HAWTHORN EAST 3123

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

Account - VICPROP



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