

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

303/20 Camberwell Road, Hawthorn East Vic 3123

Indicative selling price

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

Range between \$600,000 & \$660,000

Median sale price

Median price \$605,000 Property Type Unit Suburb Hawthorn East

Period - From 01/07/2020 to 30/09/2020 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	8/185 Auburn Rd HAWTHORN 3122	\$680,000	04/07/2020
2	301/2 Tweed St HAWTHORN 3122	\$620,000	17/05/2020
3	406/311 Burwood Rd HAWTHORN 3122	\$610,000	13/10/2020

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:

10/11/2020 21:46



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Property Type: Apartment

Agent Comments

Internal area 72sqm plus terrace 36sqm

Indicative Selling Price

\$600,000 - \$660,000

Median Unit Price

September quarter 2020: \$605,000

Comparable Properties



8/185 Auburn Rd HAWTHORN 3122 (REI/VG)

Agent Comments

 2  2  1

Price: \$680,000

Method: Private Sale

Date: 04/07/2020

Property Type: Apartment



301/2 Tweed St HAWTHORN 3122 (REI/VG)

Agent Comments

 2  2  1

Price: \$620,000

Method: Private Sale

Date: 17/05/2020

Rooms: 5

Property Type: Apartment



406/311 Burwood Rd HAWTHORN 3122 (REI)

Agent Comments

 2  2  1

Price: \$610,000

Method: Private Sale

Date: 13/10/2020

Property Type: Apartment