

# 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

8/10 Havelock Road, Hawthorn East Vic 3123

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$400,000 & \$440,000

### Median sale price

Median price \$580,000 Property Type Unit Suburb Hawthorn East

Period - From 01/07/2024 to 30/09/2024 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 | 5/712 Burwood Rd HAWTHORN EAST 3123 | \$410,000 | 29/06/2024   |
| 2 | 11/894 Burke Rd CANTERBURY 3126     | \$404,000 | 25/06/2024   |
| 3 | 4/2 Launder St HAWTHORN 3122        | \$442,000 | 18/05/2024   |

**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:

27/10/2024 16:53



**Property Type:** Apartment

Agent Comments

Stroll to Camberwell Junction. Walk to everywhere. Nearby Fritsch Holzer Park, famous Rivoli Cinema, numerous coffee shops, restaurants, Coles, Aldi, Woolworths Supermarkets & the Sunday Market delights of Camberwell Junction. 70, 72 & 75 Trams plus Camberwell Train Station to Melbourne City!

## Comparable Properties



**5/712 Burwood Rd HAWTHORN EAST 3123 (REI/VG)**

Agent Comments



**Price:** \$410,000

**Method:** Private Sale

**Date:** 29/06/2024

**Property Type:** Apartment



**11/894 Burke Rd CANTERBURY 3126 (REI/VG)**

Agent Comments



**Price:** \$404,000

**Method:** Private Sale

**Date:** 25/06/2024

**Property Type:** Unit



**4/2 Launder St HAWTHORN 3122 (REI/VG)**

Agent Comments



**Price:** \$442,000

**Method:** Auction Sale

**Date:** 18/05/2024

**Property Type:** Apartment

Account - RT Edgar Boroondara | P: 03 8888 2000 | F: 03 8888 2088