

# 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 8/80 Campbell Road, Hawthorn East Vic 3123

### Indicative selling price

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

Single price \$479,000

### Median sale price

Median price \$615,000

Property type Unit

Suburb Hawthorn East

Period - From 01/01/2024

to

31/03/2024

Source REIV

### Comparable property sales

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
4/77 Harold Street, Hawthorn East	\$475,000	06/11/2023
306/1A Launder Street, Hawthorn	\$485,000	27/11/2023
13/46-48 Elhpin Grove, Hawthorn	\$480,000	02/12/2023

This Statement of Information was prepared on: 29 April 2024