

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

112/38 CAMBERWELL ROAD HAWTHORN EAST VIC 3123

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$380,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$620,000

Property type

Unit

Suburb

Hawthorn East

Period-from

01 Aug 2023

to

31 Jul 2024

Source

Corelogic

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 6 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

212/38 CAMBERWELL ROAD HAWTHORN EAST VIC 3123	\$375,000	12-Apr-24
116/38 CAMBERWELL ROAD HAWTHORN EAST VIC 3123	\$375,000	25-Jul-24
113/102-118 CAMBERWELL ROAD HAWTHORN EAST VIC 3123	\$390,000	12-Jun-24

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 6 months.~~

This Statement of Information was prepared on: 26 August 2024



**212/38 CAMBERWELL ROAD
HAWTHORN EAST VIC 3123**

 1  1  1

Sold Price **\$375,000** Sold Date **12-Apr-24**

Distance **0km**



**116/38 CAMBERWELL ROAD
HAWTHORN EAST VIC 3123**

 1  1  1

Sold Price ^{RS} **\$375,000** Sold Date **25-Jul-24**

Distance **0km**



**113/102-118 CAMBERWELL ROAD
HAWTHORN EAST VIC 3123**

 1  1  -

Sold Price ^{RS} **\$390,000** ^{UN} Sold Date **12-Jun-24**

Distance **0.34km**

RS = Recent sale UN = Undisclosed Sale

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