

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

321/138 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

\$403,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$645,000

Property type

Unit

Suburb

Hawthorn East

Period-from

01 Jan 2023

to

31 Dec 2023

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

211/38 CAMBERWELL ROAD HAWTHORN EAST VIC 3123	\$435,000	08-Oct-23
12/52 SEYMOUR GROVE CAMBERWELL VIC 3124	\$410,000	08-Nov-23
220/347 CAMBERWELL ROAD CAMBERWELL VIC 3124	\$455,000	03-Nov-23

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: 24 January 2024



**211/38 CAMBERWELL ROAD
HAWTHORN EAST VIC 3123**

 1  1  1

Sold Price **\$435,000** Sold Date **08-Oct-23**

Distance **0.49km**



**12/52 SEYMOUR GROVE
CAMBERWELL VIC 3124**

 1  1  1

Sold Price ^{RS} **\$410,000** ^{UN} Sold Date **08-Nov-23**

Distance **0.77km**



**220/347 CAMBERWELL ROAD
CAMBERWELL VIC 3124**

 1  1  1

Sold Price **\$455,000** Sold Date **03-Nov-23**

Distance **0.81km**

RS = Recent sale

UN = Undisclosed Sale

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