

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

114/55 Camberwell Road, Hawthorn East Vic 3123

Indicative selling price

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

Range between

\$780,000

&

\$840,000

Median sale price

Median price

\$666,000

Property Type

Unit

Suburb

Hawthorn East

Period - From

01/04/2023

to

30/06/2023

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	8/480 Glenferrie Rd HAWTHORN 3122	\$835,000	15/07/2023
2	602/10 Lilydale Gr HAWTHORN EAST 3123	\$820,000	21/03/2023
3	804/10 Lilydale Gr HAWTHORN EAST 3123	\$815,000	17/03/2023

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:

15/08/2023 15:41



2 2 1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$780,000 - \$840,000

Median Unit Price

June quarter 2023: \$666,000

Comparable Properties



8/480 Glenferrie Rd HAWTHORN 3122 (REI)

Agent Comments

2 2 1

Price: \$835,000

Method: Auction Sale

Date: 15/07/2023

Property Type: Apartment

602/10 Lilydale Gr HAWTHORN EAST 3123
(REI/VG)

Agent Comments

2 2 1

Price: \$820,000

Method: Private Sale

Date: 21/03/2023

Property Type: Apartment

804/10 Lilydale Gr HAWTHORN EAST 3123
(REI/VG)

Agent Comments

2 - -

Price: \$815,000

Method: Private Sale

Date: 17/03/2023

Property Type: Apartment

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