

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

406/20 Camberwell Road, Hawthorn East Vic 3123

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$580,000

Median sale price

Median price

\$639,000

House

Unit

X

Suburb

Hawthorn East

Period - From

01/07/2018

to

30/09/2018

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	105/38 Harold St HAWTHORN EAST 3123	\$589,000	28/08/2018
2	311/347 Camberwell Rd CAMBERWELL 3124	\$579,000	18/08/2018
3	G10/39 Riversdale Rd HAWTHORN 3122	\$565,000	06/07/2018

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.

Karen Chung

9805 1111

0488 618 816

kchung@woodards.com.au

Indicative Selling Price

\$580,000

Median Unit Price

September quarter 2018: \$639,000



 2  2  1

Rooms:

Property Type: Apartment

Agent Comments

Comparable Properties



105/38 Harold St HAWTHORN EAST 3123 (REI/VG)

Agent Comments

 2  2  1

Price: \$589,000

Method: Private Sale

Date: 28/08/2018

Rooms: 3

Property Type: Apartment



311/347 Camberwell Rd CAMBERWELL 3124 (REI/VG)

Agent Comments

 2  2  1

Price: \$579,000

Method: Private Sale

Date: 18/08/2018

Rooms: -

Property Type: Apartment



G10/39 Riversdale Rd HAWTHORN 3122 (REI)

Agent Comments

 2  2  1

second bedroom has borrow light only

Price: \$565,000

Method: Private Sale

Date: 06/07/2018

Rooms: -

Property Type: Apartment