

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

108/38 Camberwell Road, Hawthorn East Vic 3123

Indicative selling price

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

Range between \$350,000 & \$370,000

Median sale price

Median price \$666,000 Property Type Unit Suburb Hawthorn East

Period - From 01/04/2020 to 31/03/2021 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	227/20 Camberwell Rd HAWTHORN EAST 3123	\$400,000	04/04/2021
2	505/377 Burwood Rd HAWTHORN 3122	\$377,000	05/03/2021
3	704/377 Burwood Rd HAWTHORN 3122	\$379,000	22/02/2021

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:

25/05/2021 15:21



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Property Type: Strata Unit/Flat
Land Size: 41.5 sqm approx
Agent Comments

Indicative Selling Price

\$350,000 - \$370,000

Median Unit Price

Year ending March 2021: \$666,000

Comparable Properties



227/20 Camberwell Rd HAWTHORN EAST 3123 (REI/VG)

Agent Comments

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Price: \$400,000
Method: Private Sale
Date: 04/04/2021
Property Type: Apartment



505/377 Burwood Rd HAWTHORN 3122 (VG)

Agent Comments

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Price: \$377,000
Method: Sale
Date: 05/03/2021
Property Type: Strata Unit/Flat



704/377 Burwood Rd HAWTHORN 3122 (REI/VG)

Agent Comments

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Price: \$379,000
Method: Private Sale
Date: 22/02/2021
Property Type: Apartment
Land Size: 51 sqm approx