

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 1/76A Campbell Road, Hawthorn East VIC 3123

Indicative selling price

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

Range between \$374,000

Median sale price

Median price \$565,000

Property type Unit

Suburb Hawthorn East

Period - From 01/01/2023

to

31/03/2023

Source REIV

Comparable property sales

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
10/34 Elphin Grove, Hawthorn	\$376,000	27/05/2023
6/71 Auburn Road, Hawthorn	\$363,000	17/05/2023
8/71 Auburn Road, Hawthorn	\$357,999	19/12/2022

This Statement of Information was prepared on: 02 June 2023