

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

204/38 Camberwell Road, Hawthorn East Vic 3123

Indicative selling price

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

Single price \$568,000

Median sale price

Median price \$582,500

Property Type Unit

Suburb Hawthorn East

Period - From 16/09/2018

to 15/09/2019

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	402/20 Camberwell Rd HAWTHORN EAST 3123	\$560,000	04/05/2019
2	510/12 Albert St HAWTHORN EAST 3123	\$535,000	19/08/2019
3	211/151-155 Burwood Rd HAWTHORN 3122	\$532,000	30/08/2019

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:

16/09/2019 13:58



2 2 1

Rooms: 3

Property Type: House (Res)

Land Size: 1349 sqm approx

Agent Comments

Indicative Selling Price

\$568,000

Median Unit Price

16/09/2018 - 15/09/2019: \$582,500

Comparable Properties



402/20 Camberwell Rd HAWTHORN EAST 3123 (REI/VG)

Agent Comments

2 1 1

Price: \$560,000

Method: Private Sale

Date: 04/05/2019

Rooms: 3

Property Type: Apartment



510/12 Albert St HAWTHORN EAST 3123 (REI) Agent Comments

2 2 1

Price: \$535,000

Method: Private Sale

Date: 19/08/2019

Property Type: Apartment



211/151-155 Burwood Rd HAWTHORN 3122 (REI) Agent Comments

2 1 1

Price: \$532,000

Method: Private Sale

Date: 30/08/2019

Property Type: Apartment