

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

G12/35 CAMBERWELL ROAD, HAWTHORN EAST, VIC 3123

Indicative selling price

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

Range between

\$495,000	&	\$550,000
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Median sale price

Median price

\$645,500	Property type	unit	Suburb	HAWTHORN EAST
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Period - From

01 January 2023	to	31 December 2023	Source	Price Finder
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Comparable property sales

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.

Address of comparable property	Price	Date of sale
5/508 GLENFERRIE RD, HAWTHORN, VIC 3122	\$545,000	03/10/2023
1/21 AUBURN GR, HAWTHORN EAST, VIC 3123	\$570,000	16/09/2023

This Statement of Information was prepared on: 26/03/2024