

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

103/20 CAMBERWELL ROAD HAWTHORN EAST VIC 3123

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$370,000

&

\$390,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$617,500

Property type

Unit

Suburb

Hawthorn East

Period-from

01 Mar 2023

to

29 Feb 2024

Source

Corelogic

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 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

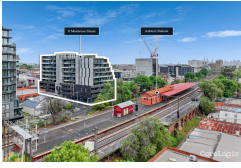
Date of sale

602/8 MONTROSE STREET HAWTHORN EAST VIC 3123	\$390,000	26-Oct-23
4/61 AUBURN ROAD HAWTHORN VIC 3122	\$390,000	10-Jan-24
107/138 CAMBERWELL ROAD HAWTHORN EAST VIC 3123	\$378,000	10-Oct-23

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 6 months.~~

This Statement of Information was prepared on: 12 March 2024



**602/8 MONTROSE STREET
HAWTHORN EAST VIC 3123**

 1  1  1

Sold Price **\$390,000** Sold Date **26-Oct-23**

Distance **0.31km**



**4/61 AUBURN ROAD HAWTHORN
VIC 3122**

 1  1  1

Sold Price

Sold Date **10-Jan-24**

Distance **0.58km**



**107/138 CAMBERWELL ROAD
HAWTHORN EAST VIC 3123**

 1  1  1

Sold Price

\$378,000 Sold Date **10-Oct-23**

Distance **0.59km**

RS = Recent sale

UN = Undisclosed Sale

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