

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 407/96 CAMBERWELL ROAD, HAWTHORN EAST, VIC 3123

Indicative selling price

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

Range between \$680,000 & \$730,000

Median sale price

Median price \$646,000 Property type *unit* Suburb HAWTHORN EAST

Period - From 01 October 2022 to 30 September 2023 Source Price Finder

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
205/38 CAMBERWELL ROAD, HAWTHORN EAST, VIC 3123	\$692,222.00	02/01/2023
111/35 CAMBERWELL ROAD, HAWTHORN EAST, VIC 3123	\$715,000.00	09/08/2023

This Statement of Information was prepared on: 22/12/2023