

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

209/96 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

\$635,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$2,521,500

Property type

Unit

Suburb

Hawthorn East

Period-from

01 Jun 2022

to

31 May 2023

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

205/92 KINKORA ROAD HAWTHORN VIC 3122	\$685,000	27-May-23
22/88-92 VICTORIA ROAD HAWTHORN EAST VIC 3123	\$600,000	20-May-23
510/4-14 BURKE AVENUE HAWTHORN EAST VIC 3123	\$666,000	22-Apr-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: 16 June 2023



**205/92 KINKORA ROAD
HAWTHORN VIC 3122**

2 2 1

Sold Price

^{RS}

\$685,000

Sold Date

27-May-23

Distance

1.73km



**22/88-92 VICTORIA ROAD
HAWTHORN EAST VIC 3123**

2 1 1

Sold Price

^{RS}

\$600,000

Sold Date

20-May-23

Distance

0.46km



**510/4-14 BURKE AVENUE
HAWTHORN EAST VIC 3123**

2 1 1

Sold Price

\$666,000

Sold Date

22-Apr-23

Distance

0.5km

RS = Recent sale

UN = Undisclosed Sale

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