

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

414/12 Albert Street, Hawthorn East Vic 3123

Indicative selling price

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

Range between \$500,000

&

\$530,000

Median sale price

Median price \$677,055

Property Type Unit

Suburb Hawthorn East

Period - From 01/01/2020

to

31/03/2020

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	204/38 Camberwell Rd HAWTHORN EAST 3123	\$522,500	15/01/2020
2	105/347 Camberwell Rd CAMBERWELL 3124	\$500,000	26/02/2020
3	411/12 Albert St HAWTHORN EAST 3123	\$490,000	11/05/2020

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:

14/07/2020 11:04



Property Type: House (Res)

Agent Comments

Indicative Selling Price

\$500,000 - \$530,000

Median Unit Price

March quarter 2020: \$677,055

Comparable Properties



204/38 Camberwell Rd HAWTHORN EAST 3123 (REI/VG)

Agent Comments



Price: \$522,500

Method: Private Sale

Date: 15/01/2020

Rooms: 5

Property Type: Apartment



105/347 Camberwell Rd CAMBERWELL 3124 (REI/VG)

Agent Comments



Price: \$500,000

Method: Sale by Tender

Date: 26/02/2020

Property Type: Apartment

411/12 Albert St HAWTHORN EAST 3123 (VG)

Agent Comments



Price: \$490,000

Method: Sale

Date: 11/05/2020

Property Type: Strata Unit/Flat