

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 35 HAVELOCK ROAD, HAWTHORN EAST, VIC 3123 AND 37 CAMPBELL ROAD ,
HAWTHORN EAST VIC 3123

Indicative selling price

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

Range between \$4,800,000 & \$5,200,000

Median sale price

Median price \$2,263,500 Property type House Suburb HAWTHORN EAST

Period - From 01 October 2020 to 30 September 2021 Source Price Finder

Comparable property sales

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
15 BROADWAY, CAMBERWELL, VIC 3124	\$5,700,000	21/10/2021
17 HARCOURT ST, HAWTHORN EAST, VIC 3123	\$5,658,888	02/10/2021

This Statement of Information was prepared on: 18/11/2021