

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

101/38 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

\$640,000

&

\$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$649,000

Property type

Unit

Suburb

Hawthorn East

Period-from

01 Feb 2023

to

31 Jan 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

404/96 CAMBERWELL ROAD HAWTHORN EAST VIC 3123	\$650,000	23-Jan-24
17/102-118 CAMBERWELL ROAD HAWTHORN EAST VIC 3123	\$655,000	16-Dec-23
122/828 BURKE ROAD CAMBERWELL VIC 3124	\$645,000	16-Sep-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: 07 February 2024



**404/96 CAMBERWELL ROAD
HAWTHORN EAST VIC 3123**

2 1 1

Sold Price ^{RS} **\$650,000** ^{UN} Sold Date **23-Jan-24**

Distance **0.23km**



**17/102-118 CAMBERWELL ROAD
HAWTHORN EAST VIC 3123**

2 2 1

Sold Price **\$655,000** Sold Date **16-Dec-23**

Distance **0.32km**



**122/828 BURKE ROAD
CAMBERWELL VIC 3124**

2 2 1

Sold Price **\$645,000** Sold Date **16-Sep-23**

Distance **0.88km**

RS = Recent sale

UN = Undisclosed Sale

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