

## 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

102/2a Campbell Grove, Hawthorn East Vic 3123

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$730,000 & \$770,000

#### Median sale price

Median price \$589,500 House Unit X Suburb Hawthorn East

Period - From 01/01/2018 to 31/12/2018 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 | 105/2a Campbell Gr HAWTHORN EAST 3123 | \$775,000 | 26/11/2018   |
| 2 | 4/40 Harold St HAWTHORN EAST 3123     | \$732,500 | 15/09/2018   |
| 3 | 103/121 Riversdale Rd HAWTHORN 3122   | \$725,000 | 25/09/2018   |

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.