

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

107/96 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

\$480,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$635,000

Property type

Unit

Suburb

Hawthorn East

Period-from

01 Jun 2019

to

31 May 2020

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

204/38 Camberwell Road Hawthorn East VIC 3123	\$522,500	15-Jan-20
124/138 Camberwell Road Hawthorn East VIC 3123	\$480,000	08-Oct-19
110/138 Camberwell Road Hawthorn East VIC 3123	\$505,000	22-Nov-19

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: 08 June 2020



**204/38 Camberwell Road
Hawthorn East VIC 3123**

 2  2  1

Sold Price **\$522,500** Sold Date **15-Jan-20**

Distance **0.23km**



**124/138 Camberwell Road
Hawthorn East VIC 3123**

 2  2  1

Sold Price **\$480,000** Sold Date **08-Oct-19**

Distance **0.24km**



**110/138 Camberwell Road Hawthorn
East VIC 3123**

 2  1  1

Sold Price **\$505,000** Sold Date **22-Nov-19**

Distance **0.26km**

RS = Recent sale

UN = Undisclosed Sale

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