

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

4/72 CAMPBELL 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

\$480,000

&

\$525,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$615,000

Property type

Unit

Suburb

Hawthorn East

Period-from

01 Sep 2023

to

31 Aug 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

5/20 VICTORIA GROVE HAWTHORN EAST VIC 3123	\$495,000	28-Aug-24
20/88-92 VICTORIA ROAD HAWTHORN EAST VIC 3123	\$540,000	09-Sep-24
21/47-49 ROBINSON ROAD HAWTHORN VIC 3122	\$506,000	25-Jun-24

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: 30 September 2024



**5/20 VICTORIA GROVE
HAWTHORN EAST VIC 3123**

 2  1  1

Sold Price ^{RS} **\$495,000** Sold Date **28-Aug-24**

Distance **1.41km**



**20/88-92 VICTORIA ROAD
HAWTHORN EAST VIC 3123**

 2  1  1

Sold Price ^{RS} **\$540,000** Sold Date **09-Sep-24**

Distance **1.2km**



**21/47-49 ROBINSON ROAD
HAWTHORN VIC 3122**

 2  1  1

Sold Price **\$506,000** Sold Date **25-Jun-24**

Distance **1.04km**

RS = Recent sale **UN** = Undisclosed Sale

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