

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

9/76a Campbell Road, Hawthorn East Vic 3123

Indicative selling price

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

Range between \$300,000 & \$330,000

Median sale price

Median price \$600,000 Property Type Unit Suburb Hawthorn East

Period - From 18/04/2022 to 17/04/2023 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	12/76a Campbell Rd HAWTHORN EAST 3123	\$380,000	09/01/2023
2	7/84 Campbell Rd HAWTHORN EAST 3123	\$340,000	04/04/2023
3	3/76a Campbell Rd HAWTHORN EAST 3123	\$340,000	28/10/2022

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.~~

This Statement of Information was prepared on:

18/04/2023 12:03

9/76a Campbell Road, Hawthorn East Vic 3123



Jeff Anderson
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Indicative Selling Price

\$300,000 - \$330,000

Median Unit Price

18/04/2022 - 17/04/2023: \$600,000



1 1 0

Property Type: Apartment

Agent Comments

Comparable Properties



12/76a Campbell Rd HAWTHORN EAST 3123 (REI)

Agent Comments

1 1 -

Price: \$380,000

Method: Private Sale

Date: 09/01/2023

Property Type: Apartment



7/84 Campbell Rd HAWTHORN EAST 3123 (REI)

Agent Comments

1 1 1

Price: \$340,000

Method: Private Sale

Date: 04/04/2023

Property Type: Apartment



3/76a Campbell Rd HAWTHORN EAST 3123 (REI)

Agent Comments

1 1 -

Price: \$340,000

Method: Private Sale

Date: 28/10/2022

Property Type: Apartment

Account - Ross-Hunt Surrey Hills | P: (03) 9830 4044



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