Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sale
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Address Including suburb and postcode	
posicode	

Indicative selling price

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

Median sale price

Median price	\$880,000	Pro	perty Type U	nit		Suburb	Camberwell
Period - From	01/10/2021	to	30/09/2022	So	ource	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

Add	dress of comparable property	Price	Date of sale
1	707/1 Porter St HAWTHORN EAST 3123	\$890,000	23/05/2022
2	8/85 Pleasant Rd HAWTHORN EAST 3123	\$860,000	28/05/2022
3	196a Riversdale Rd HAWTHORN 3122	\$837,500	28/05/2022

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	18/11/2022 10:49









Property Type: Apartment Agent Comments

Indicative Selling Price \$800,000 - \$880,000 Median Unit Price Year ending September 2022: \$880,000

Comparable Properties



707/1 Porter St HAWTHORN EAST 3123

(REI/VG)

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Price: \$890,000 Method: Private Sale Date: 23/05/2022 Property Type: Unit Agent Comments



8/85 Pleasant Rd HAWTHORN EAST 3123

(REI/VG)

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Price: \$860,000 Method: Auction Sale Date: 28/05/2022 Property Type: Unit **Agent Comments**



196a Riversdale Rd HAWTHORN 3122 (REI/VG) Agent Comments

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Price: \$837,500 Method: Auction Sale Date: 28/05/2022 Property Type: Apartment

Account - Anton Zhouk Real Estate | P: 03 9815 1124





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