

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

114/20 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

or range
between

\$365,000

&

\$400,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$639,350

Property type

Unit

Suburb

Hawthorn East

Period-from

01 Nov 2020

to

31 Oct 2021

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

227/20 Camberwell Road Hawthorn East VIC 3123	\$400,000	04-Apr-21
107/12 Albert Street Hawthorn East VIC 3123	\$367,500	11-May-21
204/8 Montrose Street Hawthorn East VIC 3123	\$395,000	14-Jun-21

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 November 2021



227/20 Camberwell Road Hawthorn East VIC 3123

Sold Price

\$400,000

Sold Date

04-Apr-21



1



1



1

Distance

-



107/12 Albert Street Hawthorn East VIC 3123

Sold Price

\$367,500

Sold Date

11-May-21



1



1



1

Distance

0.17km



204/8 Montrose Street Hawthorn East VIC 3123

Sold Price

\$395,000

Sold Date

14-Jun-21



1



1



1

Distance

0.31km

RS = Recent sale

UN = Undisclosed Sale

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