

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 202/20 CAMBERWELL ROAD, HAWTHORN EAST, VIC 3123

Indicative selling price

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

Range between \$380,000 & \$400,000

Median sale price

Median price Property type Unit Suburb Hawthorn East

Period - From 01 October 2021 to 30 September 2022 Source Price Finder

Comparable property sales

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
347 CAMBERWELL RD, CAMBERWELL, VIC 3124	\$385,000	12/07/2022
204/311 BURWOOD RD, HAWTHORN, VIC 3122	\$382,500	03/08/2022
849 BURWOOD RD, HAWTHORN EAST, VIC 3123	\$375,000	13/07/2022

This Statement of Information was prepared on: 03/11/2022