

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

310/20 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

\$450,000

&

\$495,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$668,000

Property type

Unit

Suburb

Hawthorn East

Period-from

01 Mar 2022

to

28 Feb 2023

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

302/36 LILYDALE GROVE HAWTHORN EAST VIC 3123	\$460,000	12-Oct-22
104/174-178 RIVERSDALE ROAD HAWTHORN VIC 3122	\$490,000	26-Nov-22
3/16 LAUNDER STREET HAWTHORN VIC 3122	\$486,000	10-Jan-23

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: 20 March 2023



**302/36 LILYDALE GROVE
HAWTHORN EAST VIC 3123**

2 1 1

Sold Price **\$460,000** Sold Date **12-Oct-22**

Distance **0.19km**

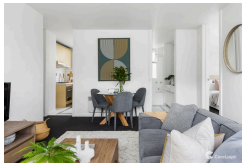


**104/174-178 RIVERSDALE ROAD
HAWTHORN VIC 3122**

2 1 1

Sold Price **\$490,000** Sold Date **26-Nov-22**

Distance **0.87km**



**3/16 LAUNDER STREET
HAWTHORN VIC 3122**

2 1 1

Sold Price **\$486,000** Sold Date **10-Jan-23**

Distance **0.98km**

RS = Recent sale UN = Undisclosed Sale

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