

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

208/20 Camberwell Road, Hawthorn East Vic 3123

Indicative selling price

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

Range between \$370,000

&

\$375,000

Median sale price

Median price \$617,500

House

Unit

X

Suburb

Hawthorn East

Period - From 01/01/2019

to

31/03/2019

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	213/2 Golding St HAWTHORN 3122	\$386,000	07/02/2019
2	714/377 Burwood Rd HAWTHORN 3122	\$366,000	03/06/2019
3	406/157-163 Burwood Rd HAWTHORN 3122	\$358,500	08/01/2019

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.



 1  1  1

Rooms:

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$370,000 - \$375,000

Median Unit Price

March quarter 2019: \$617,500

Comparable Properties



213/2 Golding St HAWTHORN 3122 (REI/VG)

Agent Comments

 1  1  1

Price: \$386,000

Method: Private Sale

Date: 07/02/2019

Rooms: 3

Property Type: Apartment

Land Size: 5026 sqm approx



714/377 Burwood Rd HAWTHORN 3122 (REI)

Agent Comments

 1  1  1

Price: \$366,000

Method: Private Sale

Date: 03/06/2019

Rooms: -

Property Type: Apartment



406/157-163 Burwood Rd HAWTHORN 3122 (VG)

Agent Comments

 1  -  -

Price: \$358,500

Method: Sale

Date: 08/01/2019

Rooms: -

Property Type: Strata Unit/Flat