## 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	107/20 Camberwell Road, Hawthorn East Vic 3123
Including suburb and	
postcode	

#### Indicative selling price

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

Single price \$360,000

### Median sale price

Median price \$595,000	Property Type	nit	Suburb	Hawthorn East
Period - From 01/10/2023	to 30/09/2024	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

Address of comparable property		Price	Date of sale
1	116/38 Camberwell Rd HAWTHORN EAST 3123	\$375,000	25/07/2024
2	113/102 Camberwell Rd HAWTHORN EAST 3123	\$390,000	05/06/2024
3	18/102 Camberwell Rd HAWTHORN EAST 3123	\$380,000	01/06/2024

#### 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:	31/10/2024 17:52













Property Type: Apartment **Agent Comments** 

**Indicative Selling Price** \$360,000 **Median Unit Price** 

Year ending September 2024: \$595,000

Council rate approx. \$760 P.A. Body Corp fees approx. \$4564 PA

# Comparable Properties



116/38 Camberwell Rd HAWTHORN EAST 3123 (REI/VG)







Price: \$375,000 Method: Private Sale Date: 25/07/2024

Property Type: Apartment

**Agent Comments** 



113/102 Camberwell Rd HAWTHORN EAST

3123 (VG)





Price: \$390,000 Method: Sale Date: 05/06/2024

Property Type: Strata Unit/Flat

Agent Comments



18/102 Camberwell Rd HAWTHORN EAST

3123 (REI/VG)





Price: \$380.000 Method: Private Sale Date: 01/06/2024

Property Type: Apartment

Agent Comments

Account - The One Real Estate (AU) | P: 03 7007 5707





The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute Victoria.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent, Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.