

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

404/138 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

\$400,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$666,000

Property type

Unit

Suburb

Hawthorn East

Period-from

01 Nov 2022

to

31 Oct 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

211/38 CAMBERWELL ROAD HAWTHORN EAST VIC 3123	\$435,000	08-Oct-23
104/6 BUTLER STREET CAMBERWELL VIC 3124	\$445,000	22-Jun-23
119/12 ALBERT STREET HAWTHORN EAST VIC 3123	\$402,000	02-Jun-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: 28 November 2023



**211/38 CAMBERWELL ROAD
HAWTHORN EAST VIC 3123**

 1  1  1

Sold Price **\$435,000** Sold Date **08-Oct-23**

Distance **0.49km**



**104/6 BUTLER STREET
CAMBERWELL VIC 3124**

 1  1  1

Sold Price **\$445,000** Sold Date **22-Jun-23**

Distance **0.73km**



**119/12 ALBERT STREET
HAWTHORN EAST VIC 3123**

 1  1  1

Sold Price **\$402,000** Sold Date **02-Jun-23**

Distance **0.79km**

RS = Recent sale

UN = Undisclosed Sale

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