

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

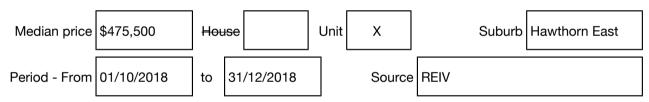
s 112/20 Camberwell Grove, Hawthorn East Vic 3123

Indicative selling price

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

Range between \$290,000	&	\$310,000
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Median sale price



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	309/32 Lilydale Gr HAWTHORN EAST 3123	\$327,000	18/01/2019
2	212/1 Queens Av HAWTHORN 3122		12/12/2018
3	313/2 Eastern PI HAWTHORN EAST 3123		20/03/2019

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.

Account - Noel Jones | P: 03 9885 2444 | F: 03 9886 9555

propertydata

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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.

NoelJones

Glen Iris





Rooms: Property Type: Agent Comments Christine Arazi 03 9885 2444 0409 231 653 christine.arazi@noeljones.com.au

Indicative Selling Price \$290,000 - \$310,000 Median Unit Price December quarter 2018: \$475,500

Comparable Properties





309/32 Lilydale Gr HAWTHORN EAST 3123 Agent Comments (REI)



Price: \$327,000 Method: Private Sale Date: 18/01/2019 Rooms: 3 Property Type: Apartment

212/1 Queens Av HAWTHORN 3122 (REI)

Agent Comments



Price: Method: Private Sale Date: 12/12/2018 Rooms: -Property Type: Studio Apartment



313/2 Eastern PI HAWTHORN EAST 3123 (REI) Agent Comments



Price: Method: Private Sale Date: 20/03/2019 Rooms: 2 Property Type: Studio Apartment

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