

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 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

Median sale price

Median price \$475,500 House Unit X Suburb Hawthorn East

Period - From 01/10/2018 to 31/12/2018 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	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.



Rooms:

Property Type:

Agent Comments

Comparable Properties



309/32 Lilydale Gr HAWTHORN EAST 3123 (REI)

Agent Comments



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