

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

3/443 Camberwell Road, Hawthorn East Vic 3123

Indicative selling price

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

Range between \$1,136,375 & \$1,250,000

Median sale price

Median price \$1,350,000 Property Type Townhouse Suburb Hawthorn East

Period - From 17/11/2020 to 16/11/2021 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	5/346 Auburn Rd HAWTHORN 3122	\$1,250,000	11/09/2021
2	2/15 Creswick St GLEN IRIS 3146	\$1,200,000	01/06/2021
3	3/72 Essex Rd SURREY HILLS 3127	\$1,107,000	06/08/2021

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.~~

This Statement of Information was prepared on:

17/11/2021 12:05



Property Type:
Agent Comments

Indicative Selling Price
\$1,136,375 - \$1,250,000
Median Townhouse Price
17/11/2020 - 16/11/2021: \$1,350,000

Comparable Properties



5/346 Auburn Rd HAWTHORN 3122 (REI/VG)

 3  2  1

Price: \$1,250,000
Method: Private Sale
Date: 11/09/2021
Property Type: Townhouse (Single)

Agent Comments

Similar condition in more desirable location to subject property



2/15 Creswick St GLEN IRIS 3146 (VG)

 3  -  -

Price: \$1,200,000
Method: Sale
Date: 01/06/2021
Property Type: Flat/Unit/Apartment (Res)

Agent Comments

better condition in quieter street than subject property

3/72 Essex Rd SURREY HILLS 3127 (VG)

 2  -  -

Price: \$1,107,000
Method: Sale
Date: 06/08/2021
Property Type: Flat/Unit/Apartment (Res)

Agent Comments

Similar property in quieter street with 1 less bedroom than subject property