## Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Including suburb and postcode

Address 3/443 Camberwell Road, Hawthorn East Vic 3123

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$1,136,375		&		\$1,250,000					
Median sale price										
Median price	\$1,350,000	Pro	operty Type	Том	nhouse		Suburb	Hawthorn East		
Period - From	17/11/2020	to	16/11/2021		So	ource	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.

Ado	dress 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**



better condition in quieter street than subject property



3/72 Essex Rd SURREY HILLS 3127 (VG)

Property Type: Flat/Unit/Apartment (Res)



**-** 3

Price: \$1,200,000 Method: Sale Date: 01/06/2021

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

#### Account - Woodards | P: 03 9805 1111 | F: 03 9805 1199



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