Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

ampbell Road, Hawthorn East Vic 3123
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Indicative selling price

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

Range between	\$500,000	&	\$550,000
-			

Median sale price

Median price	\$555,000	Pro	perty Type	Unit		Suburb	Hawthorn East
Period - From	01/01/2022	to	31/03/2022		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

7,0	aress of comparable property	1 1100	Date of Sale
1	2/20 Victoria Gr HAWTHORN EAST 3123	\$555,000	12/03/2022
2	5/26 Auburn Gr HAWTHORN EAST 3123	\$545,000	21/12/2021
3	11/247 Riversdale Rd HAWTHORN EAST 3123	\$520,000	08/02/2022

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:	03/05/2022 09:08



Date of sale











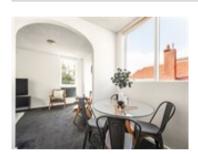
Property Type: Apartment **Agent Comments**

Indicative Selling Price \$500,000 - \$550,000 **Median Unit Price**

March quarter 2022: \$555,000

Resident car spaces and council permit parking available

Comparable Properties



2/20 Victoria Gr HAWTHORN EAST 3123 (REI)





Agent Comments

Similar property with 5 in the block Non renovated kitchen

Price: \$555,000 Method: Private Sale Date: 12/03/2022

Property Type: Apartment



5/26 Auburn Gr HAWTHORN EAST 3123 (REI/VG)





Agent Comments

Apartment situated on the 1st floor The facade looks bit tired

Price: \$545,000 Method: Private Sale Date: 21/12/2021

Property Type: Apartment



11/247 Riversdale Rd HAWTHORN EAST 3123

(REI/VG)

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Agent Comments

Similar property situated on the main road

Price: \$520.000

Method: Sold Before Auction

Date: 08/02/2022

Property Type: Apartment

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



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