

# 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 515/138 Camberwell Road, Hawthorn East Vic 3123

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$800,000 & \$880,000

### Median sale price

Median price \$579,400 Property Type Unit Suburb Hawthorn East

Period - From 01/10/2023 to 31/12/2023 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	208/585 Burke Rd CAMBERWELL 3124	\$880,000	20/09/2023
2	101/382 Burwood Rd HAWTHORN 3122	\$871,000	12/12/2023
3	101/59 Canterbury Rd CANTERBURY 3126	\$827,500	28/12/2023

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: 17/01/2024 09:38



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**Property Type:** Apartment

**Agent Comments**

**Indicative Selling Price**

\$800,000 - \$880,000

**Median Unit Price**

December quarter 2023: \$579,400

## Comparable Properties



**208/585 Burke Rd CAMBERWELL 3124 (REI/VG)**

**Agent Comments**

2 2 2

**Price:** \$880,000

**Method:** Private Sale

**Date:** 20/09/2023

**Property Type:** Apartment



**101/382 Burwood Rd HAWTHORN 3122 (REI)**

**Agent Comments**

2 2 2

**Price:** \$871,000

**Method:** Private Sale

**Date:** 12/12/2023

**Property Type:** Apartment



**101/59 Canterbury Rd CANTERBURY 3126 (REI)**

**Agent Comments**

2 2 1

**Price:** \$827,500

**Method:** Private Sale

**Date:** 28/12/2023

**Property Type:** Apartment

**Account - RT Edgar Boroondara | P: 03 8888 2000 | F: 03 8888 2088**