

# 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

104/2A Campbell Grove, 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

\$700,000

&

\$750,000

### Median sale price

Median price

\$605,000

Property Type

Unit

Suburb

Hawthorn East

Period - From

01/07/2020

to

30/09/2020

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	911/480 Riversdale Rd HAWTHORN EAST 3123	\$727,000	30/06/2020
2	10/185 Auburn Rd HAWTHORN 3122	\$712,000	23/10/2020
3	38/219-227 Auburn Rd HAWTHORN 3122	\$698,000	13/06/2020

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:

20/11/2020 12:24

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**Indicative Selling Price**

\$700,000 - \$750,000

**Median Unit Price**

September quarter 2020: \$605,000



2 2 1

**Property Type:** Apartment

Agent Comments

## Comparable Properties



**911/480 Riversdale Rd HAWTHORN EAST  
3123 (REI/VG)**

Agent Comments

2 2 1

**Price:** \$727,000

**Method:** Private Sale

**Date:** 30/06/2020

**Property Type:** Apartment



**10/185 Auburn Rd HAWTHORN 3122 (REI)**

Agent Comments

2 2 2

**Price:** \$712,000

**Method:** Private Sale

**Date:** 23/10/2020

**Rooms:** 5

**Property Type:** Apartment



**38/219-227 Auburn Rd HAWTHORN 3122  
(REI/VG)**

Agent Comments

2 1 1

**Price:** \$698,000

**Method:** Auction Sale

**Date:** 13/06/2020

**Property Type:** Apartment