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									
Range betwee	\$700,000		&		\$750,000	C			
Median sale p	rice								
Median price	\$605,000	Pro	operty Type	Unit			Suburb	Hawthorn East	
Period - From	01/07/2020	to	30/09/2020		So	urce	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.

Ade	dress 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









Property Type: Apartment Agent Comments

Tony Doh 9818 1888 0419 316 676 tdoh@hockingstuart.com.au

Indicative Selling Price \$700,000 - \$750,000 Median Unit Price September quarter 2020: \$605,000

Comparable Properties



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



Price: \$727,000 Method: Private Sale Date: 30/06/2020 Property Type: Apartment

Agent Comments

Agent Comments



Price: \$712,000 Method: Private Sale Date: 23/10/2020 Rooms: 5

Property Type: Apartment

2



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

10/185 Auburn Rd HAWTHORN 3122 (REI)

2

6 2



Price: \$698,000 Method: Auction Sale Date: 13/06/2020 Property Type: Apartment Agent Comments

Account - Belle Property Glen Iris | P: 03 98181888



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.