

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

116/38 Camberwell 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

\$389,000

 &

\$419,000

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	LG06/35 Camberwell Rd HAWTHORN EAST 3123	\$520,000	18/12/2023
2	211/38 Camberwell Rd HAWTHORN EAST 3123	\$435,000	11/10/2023
3	107/138 Camberwell Rd HAWTHORN EAST 3123	\$378,000	10/10/2023

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:

14/03/2024 11:52



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Property Type: Apartment

Agent Comments

Indicative Selling Price

\$389,000 - \$419,000

Median Unit Price

December quarter 2023: \$579,400

Comparable Properties



**LG06/35 Camberwell Rd HAWTHORN EAST
3123 (REI)**

Agent Comments

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Price: \$520,000

Method: Private Sale

Date: 18/12/2023

Property Type: Apartment



**211/38 Camberwell Rd HAWTHORN EAST
3123 (REI/VG)**

Agent Comments

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Price: \$435,000

Method: Private Sale

Date: 11/10/2023

Property Type: Apartment



**107/138 Camberwell Rd HAWTHORN EAST
3123 (REI/VG)**

Agent Comments

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Price: \$378,000

Method: Private Sale

Date: 10/10/2023

Property Type: Apartment

Account - Melbourne RE | P: 03 9829 2900 | F: 03 9829 2951