

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 408/35 CAMBERWELL ROAD, HAWTHORN EAST, VIC 3123

Indicative selling price

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

Range between \$1,580,000 & \$1,750,000

Median sale price

Median price \$640,000

Property type Unit

Suburb Hawthorn East

Period - From 01 Oct 2021

to

31 March 2022

Source

Pricefinder

Comparable property sales

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.

Address of comparable property

Price

Date of sale

538-542 BURWOOD RD, HAWTHORN, VIC 3122

\$1,750,000

06/05/2023

This Statement of Information was prepared on:

31/05/2023