

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

103/20 CAMBERWELL ROAD HAWTHORN EAST VIC 3123

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$400,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$666,000

Property type

Unit

Suburb

Hawthorn East

Period-from

01 Dec 2022

to

30 Nov 2023

Source

Corelogic

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 6 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

5/36 AUBURN GROVE HAWTHORN EAST VIC 3123	\$410,000	25-Jul-23
211/38 CAMBERWELL ROAD HAWTHORN EAST VIC 3123	\$435,000	08-Oct-23
7/158 VICTORIA ROAD HAWTHORN EAST VIC 3123	\$430,000	06-Sep-23

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 6 months.~~

This Statement of Information was prepared on: 04 December 2023



5/36 AUBURN GROVE HAWTHORN Sold Price

\$410,000 Sold Date **25-Jul-23**

EAST VIC 3123

1 1 1

Distance **0.12km**



211/38 CAMBERWELL ROAD

Sold Price

\$435,000 Sold Date **08-Oct-23**

HAWTHORN EAST VIC 3123

1 1 1

Distance **0.12km**



7/158 VICTORIA ROAD

Sold Price

\$430,000 Sold Date **06-Sep-23**

HAWTHORN EAST VIC 3123

1 1 1

Distance **0.72km**

RS = Recent sale

UN = Undisclosed Sale

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