## 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

109/55 Camberwell Road, Hawthorn East Vic 3123

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	\$700,000		&		\$750,000				
Median sale p	rice								
Median price	\$579,400	Pro	operty Type	Unit			Suburb	Hawthorn East	
Period - From	01/10/2023	to	31/12/2023		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.

Ad	dress of comparable property	Price	Date of sale
1	407/96 Camberwell Rd HAWTHORN EAST 3123	\$725,000	02/02/2024
2	16/40 Harold St HAWTHORN EAST 3123	\$715,000	06/01/2024
3	516/480 Riversdale Rd HAWTHORN EAST 3123	\$706,000	17/11/2023

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:

05/04/2024 11:35





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**Property Type:** Strata Unit/Flat Agent Comments

Indicative Selling Price \$700,000 - \$750,000 Median Unit Price December quarter 2023: \$579,400

# **Comparable Properties**



407/96 Camberwell Rd HAWTHORN EAST Agent Comments 3123 (REI)



Price: \$725,000 Method: Private Sale Date: 02/02/2024 Property Type: Apartment



16/40 Harold St HAWTHORN EAST 3123 (REI/VG)



Price: \$715,000 Method: Private Sale Date: 06/01/2024 Property Type: Apartment



516/480 Riversdale Rd HAWTHORN EAST 3123 (REI/VG)



Price: \$706,000 Method: Private Sale Date: 17/11/2023 Property Type: Apartment Agent Comments

Agent Comments

### Account - Belle Property Balwyn | P: 03 9830 7000 | F: 03 9830 7017



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