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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