

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
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Indicative selling price

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

Range between

\$700,000

 &

\$750,000

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	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



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 3123 (REI)

Agent Comments



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



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

Agent Comments



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



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

Agent Comments



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