

# 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

112D/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](http://consumer.vic.gov.au/underquoting)

Range between 

\$680,000
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 & 

\$700,000
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### Median sale price

Median price 

\$615,000
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 Property Type 

Unit
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 Suburb 

Hawthorn East
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Period - From 

01/01/2024
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 to 

31/03/2024
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 Source 

REIV
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### 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	606/200 Burwood Rd HAWTHORN 3122	\$700,000	16/04/2024
2	114/828 Burke Rd CAMBERWELL 3124	\$671,000	28/03/2024
3	109/55 Camberwell Rd HAWTHORN EAST 3123	\$657,000	05/06/2024

**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: 

27/06/2024 10:01
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2   2   1

**Property Type:** Apartment

**Agent Comments**

**Indicative Selling Price**

\$680,000 - \$700,000

**Median Unit Price**

March quarter 2024: \$615,000

## Comparable Properties

**606/200 Burwood Rd HAWTHORN 3122 (VG)**

**Agent Comments**

2   -   -

**Price:** \$700,000

**Method:** Sale

**Date:** 16/04/2024

**Property Type:** Strata Unit/Flat



**114/828 Burke Rd CAMBERWELL 3124 (REI/VG)**

**Agent Comments**

2   1   1

**Price:** \$671,000

**Method:** Private Sale

**Date:** 28/03/2024

**Property Type:** Apartment



**109/55 Camberwell Rd HAWTHORN EAST 3123 (REI)**

**Agent Comments**

2   2   1

**Price:** \$657,000

**Method:** Private Sale

**Date:** 05/06/2024

**Property Type:** Apartment

**Account - Woodards** | P: 03 9805 1111 | F: 03 9805 1199