## 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

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/ı	underquot	ing		
Range betweer	\$680,000		&		\$700,000			
Median sale pr	rice							
Median price	\$615,000	Pro	operty Type	Unit			Suburb	Hawthorn East
Period - From	01/01/2024	to	31/03/2024		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.

Ade	dress 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



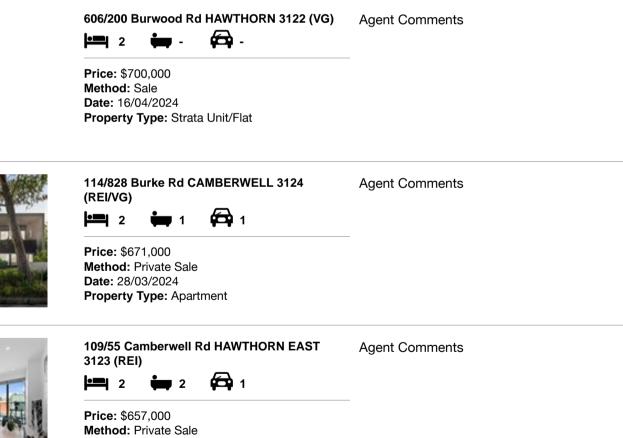




**Property Type:** Apartment Agent Comments

Indicative Selling Price \$680,000 - \$700,000 Median Unit Price March quarter 2024: \$615,000

# **Comparable Properties**



Method: Private Sale Date: 05/06/2024 Property Type: Apartment

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





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