

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

17/102-118 Camberwell Road, Hawthorn East Vic 3123

Indicative selling price

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

Range between

\$595,000

&

\$625,000

Median sale price

Median price

\$592,500

Property Type

Unit

Suburb

Hawthorn East

Period - From

01/07/2023

to

30/09/2023

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	504/7 Montrose St HAWTHORN EAST 3123	\$638,000	18/09/2023
2	413/81 Riversdale Rd HAWTHORN 3122	\$615,000	26/08/2023
3	409/1 Porter St HAWTHORN EAST 3123	\$595,000	10/08/2023

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:

23/11/2023 17:45

17/102-118 Camberwell Road, Hawthorn East Vic 3123



Rooms: 4
Property Type: Apartment
Agent Comments

Chris Hingston
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Indicative Selling Price
\$595,000 - \$625,000
Median Unit Price
September quarter 2023: \$592,500

Comparable Properties



504/7 Montrose St HAWTHORN EAST 3123
(REI/VG)

Agent Comments



Price: \$638,000
Method: Private Sale
Date: 18/09/2023
Property Type: Apartment



413/81 Riversdale Rd HAWTHORN 3122
(REI/VG)

Agent Comments



Price: \$615,000
Method: Auction Sale
Date: 26/08/2023
Property Type: Apartment



409/1 Porter St HAWTHORN EAST 3123
(REI/VG)

Agent Comments



Price: \$595,000
Method: Private Sale
Date: 10/08/2023
Property Type: Apartment

Account - Jellis Craig | P: 03 9810 5000 | F: 03 9819 2511



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