

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

205/38 CAMBERWELL ROAD HAWTHORN EAST VIC 3123

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$650,000

&

\$700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$666,000

Property type

Unit

Suburb

Hawthorn East

Period-from

01 Oct 2022

to

30 Sep 2023

Source

Corelogic

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 6 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

209/96 CAMBERWELL ROAD HAWTHORN EAST VIC 3123	\$651,000	12-Jul-23
101/307 BARKERS ROAD KEW VIC 3101	\$695,000	19-Jun-23
205/92 KINKORA ROAD HAWTHORN VIC 3122	\$685,000	27-May-23

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 6 months.~~

This Statement of Information was prepared on: 16 October 2023



**209/96 CAMBERWELL ROAD
HAWTHORN EAST VIC 3123**

 2  2  1

Sold Price **\$651,000** Sold Date **12-Jul-23**

Distance **0.22km**



**101/307 BARKERS ROAD KEW VIC
3101**

 2  2  1

Sold Price ^{RS} **\$695,000** ^{UN} Sold Date **19-Jun-23**

Distance **1.24km**



**205/92 KINKORA ROAD
HAWTHORN VIC 3122**

 2  2  1

Sold Price **\$685,000** Sold Date **27-May-23**

Distance **1.52km**

RS = Recent sale UN = Undisclosed Sale

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