

# 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

207/96 Camberwell Road, Hawthorn East Vic 3123
--

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between 

\$660,000
-----------

 & 

\$720,000
-----------

### Median sale price

Median price 

\$615,000
-----------

 Property Type 

Unit
------

 Suburb 

Hawthorn East
---------------

Period - From 

01/01/2024
------------

 to 

31/03/2024
------------

 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	16/40 Harold St HAWTHORN EAST 3123	\$715,000	06/01/2024
2	404/38 Camberwell Rd HAWTHORN EAST 3123	\$710,000	22/12/2023
3	119/35 Camberwell Rd HAWTHORN EAST 3123	\$669,200	05/03/2024

**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: 

13/06/2024 10:46
------------------



Property Type: House (Res)

Agent Comments

Indicative Selling Price

\$660,000 - \$720,000

Median Unit Price

March quarter 2024: \$615,000

## Comparable Properties



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

Agent Comments



Price: \$715,000

Method: Private Sale

Date: 06/01/2024

Property Type: Apartment



404/38 Camberwell Rd HAWTHORN EAST  
3123 (REI)

Agent Comments



Price: \$710,000

Method: Private Sale

Date: 22/12/2023

Property Type: Apartment

119/35 Camberwell Rd HAWTHORN EAST  
3123 (VG)

Agent Comments



Price: \$669,200

Method: Sale

Date: 05/03/2024

Property Type: Strata Unit/Flat