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	cons	sumer.vic.go	ov.au/	/underquot	ting		
Range betweer	\$660,000		&		\$720,000			
Median sale p	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.

Add	dress 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 Agent Comments (REI/VG)



Price: \$715,000 Method: Private Sale Date: 06/01/2024 Property Type: Apartment



404/38 Camberwell Rd HAWTHORN EAST Agent Comments 3123 (REI)



Price: \$710,000 Method: Private Sale Date: 22/12/2023 Property Type: Apartment

119/35 Camberwell Rd HAWTHORN EAST 3123 (VG)



Price: \$669,200 Method: Sale Date: 05/03/2024 Property Type: Strata Unit/Flat Agent Comments

Account - Nelson Alexander | P: 03 98548888 | F: 03 94177408





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