

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

312/138 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

\$520,000

&

\$570,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$615,000

Property type

Unit

Suburb

Hawthorn East

Period-from

01 Jul 2023

to

30 Jun 2024

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

101/38 CAMBERWELL ROAD HAWTHORN EAST VIC 3123	642500	20-Mar-24
309/1 PORTER STREET HAWTHORN EAST VIC 3123	570000	17-Apr-24
109/55 CAMBERWELL ROAD HAWTHORN EAST VIC 3123	657000	05-Jun-24

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: 02 July 2024



**101/38 CAMBERWELL ROAD
HAWTHORN EAST VIC 3123**

 2  2  1

Sold Price **642500** Sold Date **20-Mar-24**

Distance **0.47km**



**309/1 PORTER STREET
HAWTHORN EAST VIC 3123**

 2  2  1

Sold Price ^{RS} **570000** Sold Date **17-Apr-24**

Distance **0.15km**



**109/55 CAMBERWELL ROAD
HAWTHORN EAST VIC 3123**

 2  2  1

Sold Price ^{RS} **657000** ^{UN} Sold Date **05-Jun-24**

Distance **0.48km**

RS = Recent sale **UN** = Undisclosed Sale

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