

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

403/138 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

\$500,000

&

\$550,000

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

906/8 MONTROSE STREET HAWTHORN EAST VIC 3123	\$558,000	03-May-24
705/8 MONTROSE STREET HAWTHORN EAST VIC 3123	\$580,000	19-Jan-24
309/1 PORTER STREET HAWTHORN EAST VIC 3123	\$570,000	17-Apr-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: 09 July 2024

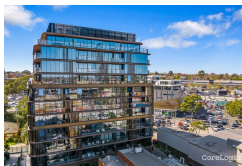

**906/8 MONTROSE STREET
HAWTHORN EAST VIC 3123**
 2  2  1

 Sold Price **\$558,000** Sold Date **03-May-24**

 Distance **0.9km**

**705/8 MONTROSE STREET
HAWTHORN EAST VIC 3123**
 2  2  1

 Sold Price **\$580,000** Sold Date **19-Jan-24**

 Distance **0.91km**

**309/1 PORTER STREET
HAWTHORN EAST VIC 3123**
 2  2  1

 Sold Price ^{RS} **\$570,000** Sold Date **17-Apr-24**

 Distance **0.15km**

RS = Recent sale

UN = Undisclosed Sale

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