

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 404/38 Camberwell Road, Hawthorn East Vic 3123

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$720,000 & \$780,000

Median sale price

Median price \$600,000 Property Type Unit Suburb Hawthorn East

Period - From 01/10/2022 to 30/09/2023 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	813/480 Riversdale Rd HAWTHORN EAST 3123	\$805,000	21/07/2023
2	705/10 Lilydale Gr HAWTHORN EAST 3123	\$760,000	13/10/2023
3	202/307 Barkers Rd KEW 3101	\$750,000	05/07/2023

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: 09/11/2023 16:58



2 2 1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$720,000 - \$780,000

Median Unit Price

Year ending September 2023: \$600,000

Comparable Properties



813/480 Riversdale Rd HAWTHORN EAST 3123 (REI/VG)

Agent Comments

2 2 1

Price: \$805,000

Method: Private Sale

Date: 21/07/2023

Property Type: Apartment



705/10 Lilydale Gr HAWTHORN EAST 3123 (REI)

Agent Comments

2 2 1

Price: \$760,000

Method: Private Sale

Date: 13/10/2023

Property Type: Apartment



202/307 Barkers Rd KEW 3101 (REI)

Agent Comments

2 2 1

Price: \$750,000

Method: Sold Before Auction

Date: 05/07/2023

Property Type: Unit

Account - Marshall White | P: 03 9822 9999