

# 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 8/80 Campbell 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 \$480,000 & \$500,000

### Median sale price

Median price \$579,000 Property type Unit Suburb Hawthorn East

Period - From 01/10/2023 to 31/12/2023 Source REIV

### Comparable property sales

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
204/28 Auburn Grove, Hawthorn East	\$485,000	31/01/2024
306/1A Launder Street, Hawthorn	\$485,000	27/11/2023
601/10 Lilydale Grove, Hawthorn East	\$470,000	25/09/2023

This Statement of Information was prepared on: 27 February 2024