

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 217/20 Camberwell Road, Hawthorn East Vic 3123

Indicative selling price

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

Single price \$379,000

Median sale price

Median price \$633,750 House Unit X Suburb Hawthorn East

Period - From 01/10/2016 to 30/09/2017 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	232/2 Golding St HAWTHORN 3122	\$385,000	14/09/2017
2	8/570 Glenferrie Rd HAWTHORN 3122	\$380,000	20/11/2017
3	4/849 Burwood Rd HAWTHORN EAST 3123	\$372,000	04/09/2017

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.



Rooms:
Property Type: Strata Unit/Flat
 Agent Comments

Indicative Selling Price
 \$379,000

Median Unit Price
 Year ending September 2017: \$633,750

Comparable Properties



232/2 Golding St HAWTHORN 3122 (REI/VG)

Agent Comments



Price: \$385,000
Method: Private Sale
Date: 14/09/2017
Rooms: 2
Property Type: Apartment



8/570 Glenferrie Rd HAWTHORN 3122 (REI)

Agent Comments



Price: \$380,000
Method: Private Sale
Date: 20/11/2017
Rooms: 2
Property Type: Apartment



4/849 Burwood Rd HAWTHORN EAST 3123 (REI)

Agent Comments



Price: \$372,000
Method: Private Sale
Date: 04/09/2017
Rooms: -
Property Type: Apartment