

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

	4/84 Campbell Road, Hawthorn East Vic 3123
Including suburb and	
postcode	

Indicative selling price

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

Single price \$399,000

Median sale price

Median price	\$620,000	Hou	se	Unit	Х		Suburb	Hawthorn East
Period - From	01/01/2017	to	31/12/2017		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	2/69 Auburn Rd HAWTHORN 3122	\$392,000	16/12/2017
2	9/20 denmark hill Rd HAWTHORN EAST 3123	\$390,000	10/02/2018
3	8/72 Campbell Rd HAWTHORN EAST 3123	\$380,000	12/01/2018

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.

Account - Jellis Craig | P: 03 8841 4888 | F: 03 8841 4800





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Rooms:

Property Type: Flat Agent Comments

Indicative Selling Price \$399,000 Median Unit Price Year ending December 2017: \$620,000

Comparable Properties



2/69 Auburn Rd HAWTHORN 3122 (REI)

二 1





Price: \$392,000 **Method:** Private Sale **Date:** 16/12/2017

Rooms: 2

Property Type: Apartment

Agent Comments



9/20 denmark hill Rd HAWTHORN EAST 3123

(REI)

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Price: \$390,000 Method: Auction Sale Date: 10/02/2018

Rooms: -

Property Type: Apartment

8/72 Campbell Rd HAWTHORN EAST 3123

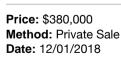


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Agent Comments

Agent Comments



Rooms: -

Property Type: Apartment

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