

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
104/38 Camberwell Road, Hawthorn East Vic 3123

Indicative selling price

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

Range between \$550,000 & \$580,000

Median sale price

Median price \$597,000 House Unit X Suburb Hawthorn East

Period - From 01/10/2017 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	106/577 Glenferrie Rd HAWTHORN 3122	\$590,000	07/12/2017
2	207/143-147 Riversdale Rd HAWTHORN 3122	\$585,000	13/01/2018
3	504/38 Harold St HAWTHORN EAST 3123	\$565,000	15/02/2018

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.



Rooms:

Property Type: House (Res)

Land Size: 1349 sqm approx

Agent Comments

Comparable Properties



106/577 Glenferrie Rd HAWTHORN 3122 (REI/VG)

Agent Comments



Price: \$590,000

Method: Private Sale

Date: 07/12/2017

Rooms: 3

Property Type: Apartment



207/143-147 Riversdale Rd HAWTHORN 3122 (REI/VG)

Agent Comments



Price: \$585,000

Method: Private Sale

Date: 13/01/2018

Rooms: 3

Property Type: Apartment



504/38 Harold St HAWTHORN EAST 3123 (REI) **Agent Comments**



Price: \$565,000

Method: Private Sale

Date: 15/02/2018

Rooms: -

Property Type: Apartment