

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 112/20 Camberwell Road, Hawthorn East Vic 3123

Indicative selling price

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

Single price \$369,000

Median sale price

Median price \$602,000 House Unit X Suburb Hawthorn East

Period - From 01/07/2017 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	611/30-32 Lilydale Gr HAWTHORN EAST 3123	\$375,000	08/06/2017
2	4/849 Burwood Rd HAWTHORN EAST 3123	\$372,000	04/09/2017
3	12a/849 Burwood Rd HAWTHORN EAST 3123	\$365,000	19/08/2017

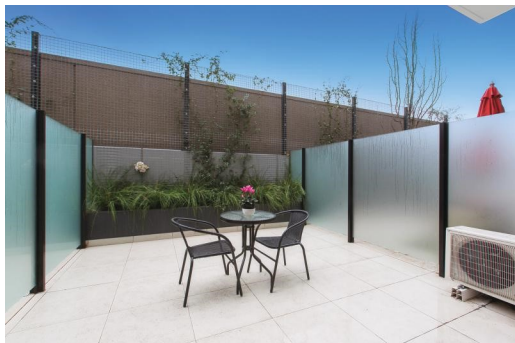
OR

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.

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Indicative Selling Price
\$378,000

Median Unit Price
September quarter 2017: \$602,000



Rooms:
Property Type: House (Res)
Land Size: 2001 sqm approx
Agent Comments

Comparable Properties



611/30-32 Lilydale Gr HAWTHORN EAST 3123 Agent Comments
(REI/VG)



Price: \$375,000
Method: Private Sale
Date: 08/06/2017
Rooms: 2
Property Type: Apartment



4/849 Burwood Rd HAWTHORN EAST 3123 Agent Comments
(REI)



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



12a/849 Burwood Rd HAWTHORN EAST 3123 Agent Comments
(REI)



Price: \$365,000
Method: Private Sale
Date: 19/08/2017
Rooms: 3
Property Type: Apartment