### 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

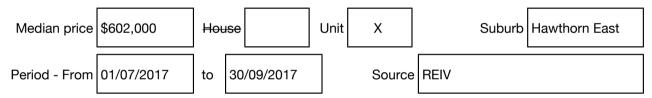
112/20 Camberwell Road, Hawthorn East Vic 3123

#### Indicative selling price

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

Single price \$369,000

#### Median sale price



#### 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.

Account - Marshall White & Co | P: 03 9822 9999 | F: 03 9824 4897

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.



#### Cつ MARSHALLWHITE





Rooms: Property Type: House (Res) Land Size: 2001 sqm approx Agent Comments James Hill 03 9909 6011 0402 421 154 james.hill@mwone.com.au

Indicative Selling Price \$378,000 Median Unit Price September quarter 2017: \$602,000

## **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 (REI) 1 1 1 1 1 1

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



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

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