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	5/82 Campbell Road, Hawthorn East Vic 3123

Indicative selling price

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

Single price $495,000

Median sale price

Median price $595,000 Property Type Unit Suburb Hawthorn East

Period - From 01/10/2022 to 31/12/2022 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	2/799 Burwood Rd HAWTHORN EAST 3123	$495,000	07/01/2023
2	7/799 Burwood Rd HAWTHORN EAST 3123	$492,000	17/10/2022
3	1/66 Auburn Rd HAWTHORN 3122	$485,000	03/03/2023

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.~~

This Statement of Information was prepared on: 14/03/2023 10:55

5/82 Campbell Road, Hawthorn East Vic 3123

Greg Bowring
03 9830 7000
0400 641 580
greg.bowring@belleproperty.com



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Property Type: Apartment

Agent Comments

Indicative Selling Price
$495,000
Median Unit Price
December quarter 2022: $595,000

Comparable Properties



2/799 Burwood Rd HAWTHORN EAST 3123 (REI/VG)

2 1 1

Price: $495,000
Method: Private Sale
Date: 07/01/2023
Property Type: Apartment

Agent Comments



7/799 Burwood Rd HAWTHORN EAST 3123 (VG)

2 - -

Price: $492,000
Method: Sale
Date: 17/10/2022
Property Type: Strata Unit/Flat

Agent Comments



1/66 Auburn Rd HAWTHORN 3122 (REI)

2 1 1

Price: $485,000
Method: Private Sale
Date: 03/03/2023
Property Type: Apartment

Agent Comments

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