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	1/2a Campbell Grove, Hawthorn Vic 3122

Indicative selling price

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

Single price $669,500

Median sale price

Median price $568,000 Property Type Unit Suburb Hawthorn

Period - From 01/01/2023 to 31/12/2023 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	G18/828 Burke Rd CAMBERWELL 3124	$670,000	11/12/2023
2	104/585 Burke Rd CAMBERWELL 3124	$665,000	25/10/2023
3	17/102-118 Camberwell Rd HAWTHORN EAST 3123	$655,000	16/12/2023

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: 26/02/2024 14:19

1/2a Campbell Grove, Hawthorn Vic 3122



2 2 1

Property Type:
Agent Comments

Indicative Selling Price
$669,500
Median Unit Price
Year ending December 2023: $568,000

Comparable Properties



G18/828 Burke Rd CAMBERWELL 3124 (REI/VG)

2 2 1

Price: $670,000
Method: Private Sale
Date: 11/12/2023
Property Type: Apartment

Agent Comments



104/585 Burke Rd CAMBERWELL 3124 (REI/VG)

2 2 1

Price: $665,000
Method: Private Sale
Date: 25/10/2023
Property Type: Apartment

Agent Comments



17/102-118 Camberwell Rd HAWTHORN EAST 3123 (REI)

2 2 1

Price: $655,000
Method: Auction Sale
Date: 16/12/2023
Property Type: Apartment

Agent Comments

Account - Belle Property Carlton & Melbourne | P: 03 9347 1170 | F: 03 9347 1161

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