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	113/102 Camberwell Road, Hawthorn East Vic 3123

Indicative selling price

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

Single price $399,000

Median sale price

Median price $598,000 Property Type Unit Suburb Hawthorn East

Period - From 01/04/2023 to 31/03/2024 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	113/828 Burke Rd CAMBERWELL 3124	$400,000	02/03/2024
2	308/347 Camberwell Rd CAMBERWELL 3124	$395,000	21/03/2024
3	1/280 Riversdale Rd HAWTHORN EAST 3123	$390,000	16/04/2024

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: 16/05/2024 11:58

113/102 Camberwell Road, Hawthorn East Vic 3123

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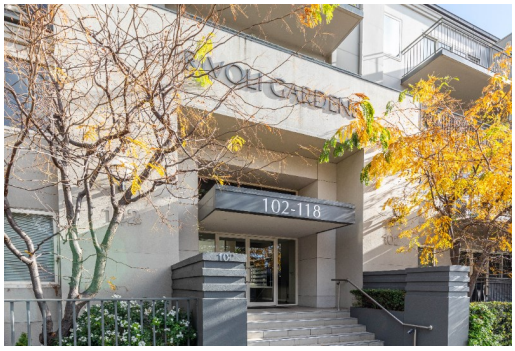

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Rooms: 3
Property Type: Unit

Indicative Selling Price
$399,000
Median Unit Price
Year ending March 2024: $598,000

Agent Comments

Capturing the essence of relaxed inner city living, this contemporary first floor apartment delivers an oasis of calm with a northern aspect, spacious proportions and a sophisticated interior.

Comparable Properties

113/828 Burke Rd CAMBERWELL 3124 (VG)

1 - -

Price: $400,000
Method: Sale
Date: 02/03/2024
Property Type: Strata Unit/Flat

Agent Comments



308/347 Camberwell Rd CAMBERWELL 3124 (REI)

1 1 1

Price: $395,000
Method: Private Sale
Date: 21/03/2024
Property Type: Apartment

Agent Comments



1/280 Riversdale Rd HAWTHORN EAST 3123 (REI)

1 1 1

Price: $390,000
Method: Private Sale
Date: 16/04/2024
Property Type: Unit

Agent Comments

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