

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

415/138 Camberwell Road, Hawthorn East Vic 3123

Indicative selling price

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

Range between \$630,000

&

\$690,000

Median sale price

Median price \$610,000

Property Type Unit

Suburb Hawthorn East

Period - From 01/04/2024

to

30/06/2024

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	207/96 Camberwell Rd HAWTHORN EAST 3123	\$750,000	22/06/2024
2	407/96 Camberwell Rd HAWTHORN EAST 3123	\$725,000	02/02/2024
3	101/38 Camberwell Rd HAWTHORN EAST 3123	\$642,500	20/03/2024

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:

23/07/2024 11:14

415/138 Camberwell Road, Hawthorn East Vic 3123

**Jellis
Craig**

Adele Mirabella

0422 570 429

adelemirabella@jellisrcraig.com.au



 2  2  1

Property Type: Apartment
Land Size: Strata sqm approx
Agent Comments

Indicative Selling Price

\$630,000 - \$690,000

Median Unit Price

June quarter 2024: \$610,000

Comparable Properties



**207/96 Camberwell Rd HAWTHORN EAST
3123 (REI)**

Agent Comments

 2  2  1

Price: \$750,000

Method: Private Sale

Date: 22/06/2024

Property Type: Unit



**407/96 Camberwell Rd HAWTHORN EAST
3123 (REI/VG)**

Agent Comments

 2  2  1

Price: \$725,000

Method: Private Sale

Date: 02/02/2024

Property Type: Apartment



**101/38 Camberwell Rd HAWTHORN EAST
3123 (VG)**

Agent Comments

 2  -  -

Price: \$642,500

Method: Sale

Date: 20/03/2024

Property Type: Strata Unit/Flat

Account - Jellis Craig | P: 03 9810 5000 | F: 03 9819 2511



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