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	48 Campbell Grove, Hawthorn East Vic 3123

Indicative selling price

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

Range between $2,000,000 & $2,100,000

Median sale price

Median price $2,220,000 Property Type House 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	6 Palmerston St CAMBERWELL 3124	$2,100,000	13/07/2024
2	20 Christowel St CAMBERWELL 3124	$2,270,000	22/06/2024
3	12 Heather Ct HAWTHORN EAST 3123	$2,220,000	02/05/2024

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: 24/09/2024 08:16

48 Campbell Grove, Hawthorn East Vic 3123

Nelson Alexander



- -

Property Type:
Agent Comments

Indicative Selling Price
$2,000,000 - $2,100,000
Median House Price
June quarter 2024: $2,220,000

Comparable Properties



6 Palmerston St CAMBERWELL 3124 (REI)

4 3 3

Price: $2,100,000
Method: Auction Sale
Date: 13/07/2024
Property Type: House (Res)
Land Size: 559 sqm approx

Agent Comments



20 Christowel St CAMBERWELL 3124 (REI)

5 2 2

Price: $2,270,000
Method: Auction Sale
Date: 22/06/2024
Property Type: House (Res)
Land Size: 609 sqm approx

Agent Comments



12 Heather Ct HAWTHORN EAST 3123 (REI/VG)

3 1 2

Price: $2,220,000
Method: Sold Before Auction
Date: 02/05/2024
Property Type: House (Res)
Land Size: 514 sqm approx

Agent Comments

Account - Nelson Alexander | P: 03 98548888 | F: 03 94177408

REIV THE DIFFERENCE | propertydata.com.au

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