

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

109/102-118 Camberwell Road, Hawthorn East Vic 3123

Indicative selling price

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

Range between \$700,000 & \$750,000

Median sale price

Median price \$610,000 Property Type Unit Suburb Hawthorn East

Period - From 01/10/2024 to 31/12/2024 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	613/480 Riversdale Rd HAWTHORN EAST 3123	\$710,000	28/12/2024
2			
3			

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.~~

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109/102-118 Camberwell Road, Hawthorn East Vic 3123



Chris Hingston
03 8539 9025
0419 104 625

chrishingston@jellisrcraig.com.au

Indicative Selling Price

\$700,000 - \$750,000

Median Unit Price

December quarter 2024: \$610,000



3 2 1

Rooms: 5
Property Type: Apartment
Agent Comments

Comparable Properties



613/480 Riversdale Rd HAWTHORN EAST 3123 (REI/VG) **Agent Comments**

3 2 2

Price: \$710,000
Method: Private Sale
Date: 28/12/2024
Property Type: Apartment

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.

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



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