

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 311/138 Camberwell Road, Hawthorn East Vic 3123

Indicative selling price

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

Price Range \$580,000 & \$620,000

Median sale price

Median price \$627,000 House Unit X Suburb Hawthorn East

Period - From 01/04/2018 to 30/06/2018 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	309/102-118 Camberwell Rd HAWTHORN EAST 3123	\$625,000	24/03/2018
2	211/96 Camberwell Rd HAWTHORN EAST 3123	\$619,000	17/03/2018
3	306/347 Camberwell Rd CAMBERWELL 3124	\$570,000	06/04/2018

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.