

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 4/76A Campbell Road, Hawthorn East Vic 3123

Indicative selling price

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

Single price \$390,000

Median sale price

Median price \$690,000 House Unit Suburb Hawthorn East

Period - From 01/01/2018 to 31/03/2018 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	2/69 Auburn Rd HAWTHORN 3122	\$392,000	16/12/2017
2	4/84 Campbell Rd HAWTHORN EAST 3123	\$390,000	06/04/2018
3	16/82 Campbell Rd HAWTHORN EAST 3123	\$387,500	12/06/2018

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.


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Rooms: 3
Property Type: Apartment
 Agent Comments

Indicative Selling Price
 \$390,000
Median Unit Price
 March quarter 2018: \$690,000

Solid brick ground floor apartment in a charming boutique group, perfectly located just a stones throw to the vibrant Camberwell shopping precinct, market, Riversdale & Burke Roads tram services, train, eateries, Rivoli cinema, easy city access. Accommodation: entrance hall, sun filled living room with an abundance of natural light overlooking lovely established gardens, own private balcon, large double bedroom with built in robes, updated kitchen with granite bench tops, gas cooking, modernised bathroom with washing machine facilities, heating.

Comparable Properties



2/69 Auburn Rd HAWTHORN 3122 (REI)

Agent Comments

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Price: \$392,000
Method: Private Sale
Date: 16/12/2017
Rooms: 2
Property Type: Apartment



4/84 Campbell Rd HAWTHORN EAST 3123 (REI)

Agent Comments

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Price: \$390,000
Method: Private Sale
Date: 06/04/2018
Rooms: -
Property Type: Apartment



16/82 Campbell Rd HAWTHORN EAST 3123 (REI)

Agent Comments

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Price: \$387,500
Method: Private Sale
Date: 12/06/2018
Rooms: -
Property Type: Unit