

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

321/138 CAMBERWELL ROAD HAWTHORN EAST VIC 3123

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$410,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$615,000

Property type

Unit

Suburb

Hawthorn East

Period-from

01 Oct 2023

to

30 Sep 2024

Source

Corelogic

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 6 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

703/1 PORTER STREET HAWTHORN EAST VIC 3123	\$420,000	21-Sep-24
603/1 PORTER STREET HAWTHORN EAST VIC 3123	\$410,000	24-Jun-24
207/138 CAMBERWELL ROAD HAWTHORN EAST VIC 3123	\$425,000	30-Apr-24

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 6 months.~~

This Statement of Information was prepared on: 03 October 2024



**703/1 PORTER STREET
HAWTHORN EAST VIC 3123**

1 1 1

Sold Price

^{RS} **\$420,000** Sold Date **21-Sep-24**

Distance **0.14km**



**603/1 PORTER STREET
HAWTHORN EAST VIC 3123**

1 1 1

Sold Price

\$410,000 Sold Date **24-Jun-24**

Distance **0.14km**



**207/138 CAMBERWELL ROAD
HAWTHORN EAST VIC 3123**

1 1 1

Sold Price

\$425,000 Sold Date **30-Apr-24**

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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