

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

4/84 Campbell Road, Hawthorn East Vic 3123

Indicative selling price

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

Single price

\$398,000

Median sale price

Median price

\$635,000

Property Type

Unit

Suburb

Hawthorn East

Period - From

01/10/2020

to

30/09/2021

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	9/20 Denmark Hill Rd HAWTHORN EAST 3123	\$437,000	14/10/2021
2	5/486 Glenferrie Rd HAWTHORN 3122	\$405,000	03/11/2021
3	4/114 Riversdale Rd HAWTHORN 3122	\$391,000	21/10/2021

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:

22/11/2021 09:02

4/84 Campbell Road, Hawthorn East Vic 3123

Harry Lai
03 8841 2000
0402 638 076
harry.lai@raywhite.com



🛏️ 1 🛋️ 1 🚗 0

Property Type: Apartment
Agent Comments

Indicative Selling Price
\$398,000
Median Unit Price
Year ending September 2021: \$635,000

Comparable Properties



9/20 Denmark Hill Rd HAWTHORN EAST 3123 (REI/VG) **Agent Comments**

🛏️ 1 🛋️ 1 🚗 -

Price: \$437,000
Method: Private Sale
Date: 14/10/2021
Property Type: Apartment



5/486 Glenferrie Rd HAWTHORN 3122 (REI) **Agent Comments**

🛏️ 1 🛋️ 1 🚗 1

Price: \$405,000
Method: Private Sale
Date: 03/11/2021
Property Type: Apartment



4/114 Riversdale Rd HAWTHORN 3122 (REI) **Agent Comments**

🛏️ 1 🛋️ 1 🚗 1

Price: \$391,000
Method: Private Sale
Date: 21/10/2021
Property Type: Apartment

Account - Ray White Manningham | P: 8841 2000 | F: 03 8841 2099



The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.