

# STATEMENT OF INFORMATION

20 CAMBERWELL ROAD, HAWTHORN EAST, VIC 3123

PREPARED BY FRED LIU, FREDERICK PROPERTY, PHONE: 0425 613 688



## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**20 CAMBERWELL ROAD, HAWTHORN**

 2  2  1

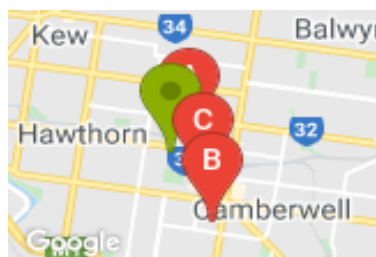
**Indicative Selling Price**

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

**Price Range: \$495,000 to \$545,000**

Provided by: Fred Liu, Frederick Property

## MEDIAN SALE PRICE



**HAWTHORN EAST, VIC, 3123**

Suburb Median Sale Price (Unit)

**\$605,000**

01 October 2020 to 31 December 2020

Provided by:  pricefinder

## COMPARABLE PROPERTIES

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.



**14/88 VICTORIA RD, HAWTHORN EAST, VIC**

 2  1  1

Sale Price

**\*\$542,500**

Sale Date: 27/03/2021

Distance from Property: 317m



**5/82 CAMPBELL RD, HAWTHORN EAST, VIC**

 2  1  2

Sale Price

**\*\$535,000**

Sale Date: 27/02/2021

Distance from Property: 1.1km



**138 CAMBERWELL RD, HAWTHORN EAST, VIC**

 2  2  1

Sale Price

**\*\*\$557,500**

Sale Date: 15/02/2021

Distance from Property: 599m



This report has been compiled on 28/03/2021 by H & L Frederick Property. Property Data Solutions Pty Ltd 2021 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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## Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Sections 47AF of the Estate Agents Act 1980

**Instructions:** The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**.

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at [services.land.vic.gov.au/landchannel/content/addressSearch](http://services.land.vic.gov.au/landchannel/content/addressSearch) before being entered in this Statement of Information.

### Property offered for sale

Address  
Including suburb and  
postcode

20 CAMBERWELL ROAD, HAWTHORN EAST, VIC 3123


### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range: \$495,000 to \$545,000

### Median sale price

Median price \$605,000 Property type Unit Suburb HAWTHORN EAST

Period 01 October 2020 to 31 December 2020 Source 

### Comparable property sales

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
14/88 VICTORIA RD, HAWTHORN EAST, VIC 3123	*\$542,500	27/03/2021
5/82 CAMPBELL RD, HAWTHORN EAST, VIC 3123	*\$535,000	27/02/2021
138 CAMBERWELL RD, HAWTHORN EAST, VIC 3123	**\$557,500	15/02/2021

This Statement of Information was prepared on: 28/03/2021