

# 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

8/27-29 Thomas Street, Camberwell Vic 3124

### Indicative selling price

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

Range between

\$700,000

&

\$770,000

### Median sale price

Median price

\$860,000

Property Type

Unit

Suburb

Camberwell

Period - From

01/04/2021

to

31/03/2022

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.

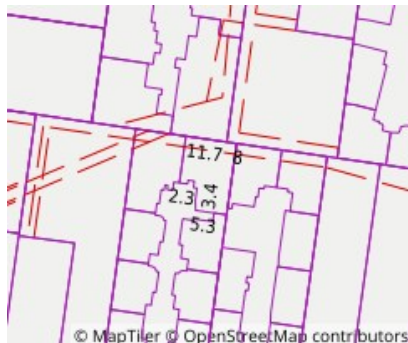
	Address of comparable property	Price	Date of sale
1	4/28 Cornell St CAMBERWELL 3124	\$785,000	19/03/2022
2	3/4 French St CAMBERWELL 3124	\$785,000	08/04/2022
3	18/217a Highfield Rd CAMBERWELL 3124	\$729,000	28/01/2022

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:

25/05/2022 14:25



 2  1  SLUG

**Rooms:** 4

**Property Type:** Villa

**Land Size:** 80 approx sqm approx

**Agent Comments**

Spacious, bright villa unit on large north facing allotment.

**Indicative Selling Price**

\$700,000 - \$770,000

**Median Unit Price**

Year ending March 2022: \$860,000

## Comparable Properties



**4/28 Cornell St CAMBERWELL 3124 (REI)**

**Agent Comments**

 2  1  1

**Price:** \$785,000

**Method:** Auction Sale

**Date:** 19/03/2022

**Property Type:** Unit



**3/4 French St CAMBERWELL 3124 (REI)**

**Agent Comments**

 2  1  1

**Price:** \$785,000

**Method:** Private Sale

**Date:** 08/04/2022

**Property Type:** Unit



**18/217a Highfield Rd CAMBERWELL 3124 (REI/VG)**

**Agent Comments**

 2  1  1

**Price:** \$729,000

**Method:** Sold Before Auction

**Date:** 28/01/2022

**Property Type:** Apartment

**Account - Woodards** | P: 03 9805 1111 | F: 03 9805 1199