

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

11 Broadway, Camberwell Vic 3124

Indicative selling price

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

Range between \$2,000,000

&

\$2,200,000

Median sale price

Median price \$2,638,000

Property Type House

Suburb Camberwell

Period - From 01/01/2022

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	12 Bell St HAWTHORN 3122	\$2,400,000	03/02/2022
2	5 Falmouth St HAWTHORN 3122	\$2,046,000	11/02/2022
3	44 Broadway CAMBERWELL 3124		28/05/2022

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:

16/06/2022 14:56



 3  2  1

Rooms: 6

Property Type: House (Res)

Land Size: 257 sqm approx

Agent Comments

Indicative Selling Price

\$2,000,000 - \$2,200,000

Median House Price

March quarter 2022: \$2,638,000

Comparable Properties



12 Bell St HAWTHORN 3122 (REI/VG)

Agent Comments

 2  1  2

Price: \$2,400,000

Method: Sold Before Auction

Date: 03/02/2022

Property Type: House (Res)

Land Size: 268 sqm approx



5 Falmouth St HAWTHORN 3122 (REI/VG)

Agent Comments

 3  1  -

Price: \$2,046,000

Method: Sold Before Auction

Date: 11/02/2022

Property Type: House (Res)

Land Size: 230 sqm approx



44 Broadway CAMBERWELL 3124 (REI)

Agent Comments

 3  2  1

Price:

Method: Auction Sale

Date: 28/05/2022

Property Type: House (Res)