Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 2/11 Seymour Grove, Camberwell Vic 3124

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	<i>underquot</i>	ing		
Range betwee	\$550,000		&		\$600,000			
Median sale p	rice							
Median price	\$832,500	Pro	operty Type	Unit			Suburb	Camberwell
Period - From	19/02/2023	to	18/02/2024		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	11/12-16 Symonds St HAWTHORN EAST 3123	\$595,000	09/12/2023
2	4/137 Victoria Rd HAWTHORN EAST 3123	\$585,000	29/11/2023
3	4/36 Mayston St HAWTHORN EAST 3123	\$565,000	19/01/2024

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:

19/02/2024 15:54







Property Type: Strata Unit/Flat Agent Comments

Indicative Selling Price \$550,000 - \$600,000 Median Unit Price 19/02/2023 - 18/02/2024: \$832,500

Comparable Properties



11/12-16 Symonds St HAWTHORN EAST 3123 Agent Comments (REI)



Price: \$595,000 Method: Sold Before Auction Date: 09/12/2023 Property Type: Apartment



4/137 Victoria Rd HAWTHORN EAST 3123 (REI/VG) Agent Comments



Price: \$585,000 Method: Sold Before Auction Date: 29/11/2023 Property Type: Apartment



4/36 Mayston St HAWTHORN EAST 3123 (REI) Agent Comments



Price: \$565,000 Method: Private Sale Date: 19/01/2024 Property Type: Apartment

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



propertydata

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