

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

2/11 Seymour Grove, Camberwell Vic 3124

Indicative selling price

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

Range between \$550,000 & \$600,000

Median sale price

Median price \$832,500 Property Type Unit Suburb Camberwell

Period - From 19/02/2023 to 18/02/2024 Source REIV

Comparable property sales (*Delete A or B below as applicable)

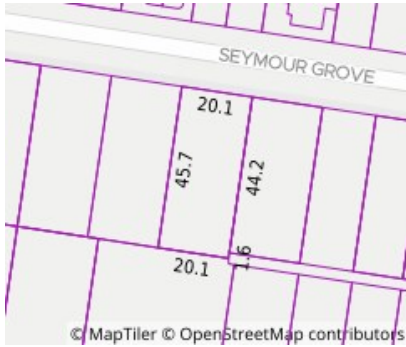
A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	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 (REI) [Agent Comments](#)



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