

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 6/8-10 Morey Street, Camberwell Vic 3124

Indicative selling price

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

Range between \$1,350,000 & \$1,450,000

Median sale price

Median price \$880,000 Property Type Unit Suburb Camberwell

Period - From 01/07/2023 to 30/06/2024 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	7/18 Cornell St CAMBERWELL 3124	\$1,260,000	31/05/2024
2	3/12 Garden Rd CAMBERWELL 3124	\$1,352,000	13/04/2024
3	2/15 Gavan St CAMBERWELL 3124	\$1,300,000	23/03/2024

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.~~

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Indicative Selling Price
\$1,350,000 - \$1,450,000
Median Unit Price
Year ending June 2024: \$880,000



Rooms: 6
Property Type: Flat
Agent Comments

Comparable Properties



7/18 Cornell St CAMBERWELL 3124 (REI)

Agent Comments



Price: \$1,260,000
Method: Private Sale
Date: 31/05/2024
Property Type: Unit
Land Size: 216 sqm approx



3/12 Garden Rd CAMBERWELL 3124 (REI/VG)

Agent Comments



Price: \$1,352,000
Method: Sold Before Auction
Date: 13/04/2024
Property Type: Unit



2/15 Gavan St CAMBERWELL 3124 (REI/VG)

Agent Comments



Price: \$1,300,000
Method: Auction Sale
Date: 23/03/2024
Property Type: House (Res)

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