Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

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
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Median sale price

Median price	\$880,000	Pro	perty Type	Jnit		Suburb	Camberwell
Period - From	01/07/2023	to	30/06/2024	s	ource	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

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 comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	16/08/2024 12:47



woodards **w**

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Indicative Selling Price \$1,350,000 - \$1,450,000 **Median Unit Price**

Year ending June 2024: \$880,000

Agent Comments

Agent Comments



Rooms: 6

Property Type: Flat **Agent Comments**

Comparable Properties



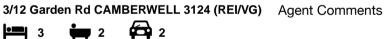
7/18 Cornell St CAMBERWELL 3124 (REI)





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









Price: \$1,352,000

Method: Sold Before Auction

Date: 13/04/2024 Property Type: Unit



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

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Price: \$1,300,000 Method: Auction Sale Date: 23/03/2024

Property Type: House (Res)

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