

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 G44/347 Camberwell Road, Camberwell Vic 3124

Indicative selling price

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

Range between \$460,000 & \$490,000

Median sale price

Median price \$850,000 Property Type Unit Suburb Camberwell

Period - From 01/04/2021 to 30/06/2021 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	224/347 Camberwell Rd CAMBERWELL 3124	\$493,900	02/05/2021
2	G42/347 Camberwell Rd CAMBERWELL 3124	\$482,000	24/04/2021
3	G41/347 Camberwell Rd CAMBERWELL 3124	\$462,000	07/07/2021

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: 09/09/2021 11:45



Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price

\$460,000 - \$490,000

Median Unit Price

June quarter 2021: \$850,000

Comparable Properties

224/347 Camberwell Rd CAMBERWELL 3124 (VG) Agent Comments



Price: \$493,900

Method: Sale

Date: 02/05/2021

Property Type: Strata Unit/Flat



G42/347 Camberwell Rd CAMBERWELL 3124 (REI/VG) Agent Comments



Price: \$482,000

Method: Auction Sale

Date: 24/04/2021

Property Type: Apartment



G41/347 Camberwell Rd CAMBERWELL 3124 (REI) Agent Comments



Price: \$462,000

Method: Private Sale

Date: 07/07/2021

Property Type: Apartment

Land Size: 60 sqm approx