

# 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

402/347 Camberwell Road, Camberwell Vic 3124

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$315,000

### Median sale price

Median price

\$964,000

Property Type

Unit

Suburb

Camberwell

Period - From

01/04/2022

to

30/06/2022

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.

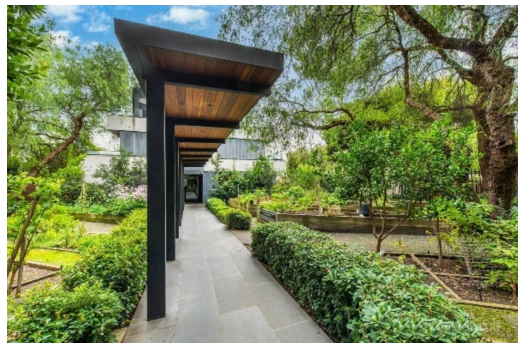
	Address of comparable property	Price	Date of sale
1	2/84 Campbell Rd HAWTHORN EAST 3123	\$335,000	05/06/2022
2	603/770b Toorak Rd GLEN IRIS 3146	\$335,000	27/04/2022
3	4/74 Auburn Rd HAWTHORN 3122	\$325,000	25/05/2022

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:

11/10/2022 15:00



**Rooms:** 2  
**Property Type:** Apartment  
**Agent Comments**

Claudio Perruzza  
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**Indicative Selling Price**  
\$315,000  
**Median Unit Price**  
June quarter 2022: \$964,000

## Comparable Properties



**2/84 Campbell Rd HAWTHORN EAST 3123 (REI/VG)**

**Agent Comments**



**Price:** \$335,000  
**Method:** Private Sale  
**Date:** 05/06/2022  
**Property Type:** Apartment



**603/770b Toorak Rd GLEN IRIS 3146 (REI/VG)**

**Agent Comments**



**Price:** \$335,000  
**Method:** Private Sale  
**Date:** 27/04/2022  
**Property Type:** Apartment



**4/74 Auburn Rd HAWTHORN 3122 (REI)**

**Agent Comments**



**Price:** \$325,000  
**Method:** Private Sale  
**Date:** 25/05/2022  
**Property Type:** Apartment

**Account - Biggin & Scott** | P: 03 9534 0241 | F: 03 9525 4336