

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

201 HIGHFIELD ROAD CAMBERWELL VIC 3124

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$2,450,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$2,584,444

Property type

House

Suburb

Camberwell

Period-from

01 Apr 2021

to

31 Mar 2022

Source

Corelogic

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 6 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

6 NETHERWAY STREET CAMBERWELL VIC 3124	\$2,400,000	18-Nov-21
12 ALFRED ROAD GLEN IRIS VIC 3146	\$2,530,000	15-Feb-22
27 MERTON STREET CAMBERWELL VIC 3124	\$2,651,000	19-Feb-22

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 6 months.

This Statement of Information was prepared on: 20 April 2022

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**6 NETHERWAY STREET
CAMBERWELL VIC 3124**

3 1 2

Sold Price **\$2,400,000** Sold Date **18-Nov-21**

Distance **0.63km**



**12 ALFRED ROAD GLEN IRIS VIC
3146**

4 2 2

Sold Price ^{RS} **\$2,530,000** ^{UN} Sold Date **15-Feb-22**

Distance **0.97km**



**27 MERTON STREET CAMBERWELL
VIC 3124**

- - 2

Sold Price **\$2,651,000** Sold Date **19-Feb-22**

Distance **0.43km**

RS = Recent sale UN = Undisclosed Sale

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