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

3/28 Orange Grove, Camberwell Vic 3124

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ting		
Range betweer	\$650,000		&		\$715,000			
Median sale p	rice							
Median price	\$825,500	Pro	operty Type	Unit			Suburb	Camberwell
Period - From	01/01/2022	to	31/03/2022		So	urce	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.

Ado	dress of comparable property	Price	Date of sale
1	7/97 Pleasant Rd HAWTHORN EAST 3123	\$680,000	28/05/2022
2	1/1583 Malvern Rd GLEN IRIS 3146	\$666,000	12/04/2022
3	5/8-10 Summerhill Rd GLEN IRIS 3146	\$660,000	13/04/2022

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:

20/06/2022 16:00







Property Type: Divorce/Estate/Family Transfers Land Size: 149 sqm approx Agent Comments Indicative Selling Price \$650,000 - \$715,000 Median Unit Price March quarter 2022: \$825,500

Comparable Properties





7/97 Pleasant Rd HAWTHORN EAST 3123 (REI)



Price: \$680,000 Method: Auction Sale Date: 28/05/2022 Property Type: Unit

1/1583 Malvern Rd GLEN IRIS 3146 (REI/VG)

Agent Comments

Agent Comments



Price: \$666,000 Method: Private Sale Date: 12/04/2022 Property Type: Unit

5/8-10 Summerhill Rd GLEN IRIS 3146 (REI)



Agent Comments



Price: \$660,000 Method: Sold Before Auction Date: 13/04/2022 Property Type: Villa

Account - Woodards | P: 03 9805 1111 | F: 03 9805 1199



propertydata

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