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

The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.