

# 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 [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$650,000

&

\$715,000

### Median sale price

Median price \$825,500

Property Type Unit

Suburb Camberwell

Period - From 01/01/2022

to 31/03/2022

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	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)**

**Agent Comments**



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



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

**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