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 Gilmour Road, Camberwell Vic 3124

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between $1,600,000 & $1,700,000

Median sale price

Median price	$2,650,000	Property Type	House	Suburb	Camberwell
Period - From	02/03/2022	to 01/03/2023		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.

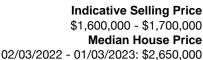|	Address of comparable property	Price	Date of sale
1	6 French St CAMBERWELL 3124	$1,940,000	13/09/2022
2	197 Wattle Valley Rd CAMBERWELL 3124	$1,850,000	14/02/2023
3	24 Webster St CAMBERWELL 3124	$1,850,000	04/11/2022

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: 02/03/2023 09:37

3 Gilmour Road, Camberwell Vic 3124

Tim Heavyside
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tim@heavyside.co

Indicative Selling Price
$1,600,000 - $1,700,000
Median House Price
02/03/2022 - 01/03/2023: $2,650,000

3   **1**   **3**

Property Type: House
Land Size: 715 sqm approx

Agent Comments

Comparable Properties

6 French St CAMBERWELL 3124 (REI)

3   **2**   **1**

Price: $1,940,000
Method: Private Sale
Date: 13/09/2022
Property Type: House
Land Size: 790 sqm approx

Agent Comments

197 Wattle Valley Rd CAMBERWELL 3124 (REI)

3   **1**   **2**

Price: $1,850,000
Method: Sold Before Auction
Date: 14/02/2023
Property Type: House (Res)
Land Size: 638 sqm approx

Agent Comments

24 Webster St CAMBERWELL 3124 (VG)

4   **-**   **-**

Price: $1,850,000
Method: Sale
Date: 04/11/2022
Property Type: House (Res)
Land Size: 731 sqm approx

Agent Comments

Account - Heavyside