

# 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](https://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  
94703390  
0403020404  
tim@heavyside.co



3 1 3

**Property Type:** House  
**Land Size:** 715 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,600,000 - \$1,700,000

**Median House Price**  
02/03/2022 - 01/03/2023: \$2,650,000

## Comparable Properties



**6 French St CAMBERWELL 3124 (REI)**

**Agent Comments**

3 2 1

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



**197 Wattle Valley Rd CAMBERWELL 3124 (REI)**

**Agent Comments**

3 1 2

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

**24 Webster St CAMBERWELL 3124 (VG)**

**Agent Comments**

4 - -

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

**Account - Heavyside**



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