

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

313/347 CAMBERWELL ROAD CAMBERWELL VIC 3124

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$500,000

&

\$540,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$900,000

Property type

Unit

Suburb

Camberwell

Period-from

01 Mar 2023

to

29 Feb 2024

Source

Corelogic

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 6 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

18/596 RIVERSDALE ROAD CAMBERWELL VIC 3124	\$545,000	12-Dec-23
207/553 BURKE ROAD CAMBERWELL VIC 3124	\$560,500	21-Nov-23
1/5 ST JOHNS AVENUE CAMBERWELL VIC 3124	\$512,500	11-Nov-23

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 6 months.~~

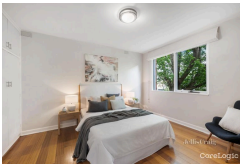
This Statement of Information was prepared on: 19 March 2024

**18/596 RIVERSDALE ROAD
CAMBERWELL VIC 3124**

2 1 1

Sold Price **\$545,000** Sold Date **12-Dec-23**Distance **0.26km****207/553 BURKE ROAD
CAMBERWELL VIC 3124**

2 1 1

Sold Price **\$560,500** Sold Date **21-Nov-23**Distance **1.22km****1/5 ST JOHNS AVENUE
CAMBERWELL VIC 3124**

1 1 1

Sold Price **\$512,500** Sold Date **11-Nov-23**Distance **0.22km**

RS = Recent sale UN = Undisclosed Sale

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