

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

102/6 Butler Street, Camberwell Vic 3124

Indicative selling price

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

Range between \$530,000

&

\$580,000

Median sale price

Median price \$725,500

Property Type Unit

Suburb Camberwell

Period - From 12/11/2020

to

11/11/2021

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	510/20 Camberwell Rd HAWTHORN EAST 3123	\$600,000	08/07/2021
2	301/1 Porter St HAWTHORN EAST 3123	\$590,000	24/09/2021
3	101/138 Camberwell Rd HAWTHORN EAST 3123	\$515,000	09/10/2021

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:

12/11/2021 12:27

**Property Type:** Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$530,000 - \$580,000

Median Unit Price

12/11/2020 - 11/11/2021: \$725,500

Comparable Properties

**510/20 Camberwell Rd HAWTHORN EAST 3123 (REI/VG)****Price:** \$600,000**Method:** Private Sale**Date:** 08/07/2021**Property Type:** Apartment

Agent Comments

This property does offer a second bathroom; however, the building has just been identified as having a potential cladding issue, which may have had an effect on the price.

**301/1 Porter St HAWTHORN EAST 3123 (REI)****Price:** \$590,000**Method:** Private Sale**Date:** 24/09/2021**Property Type:** Apartment

Agent Comments

This property does offer a second bathroom, which can affect the price.

**101/138 Camberwell Rd HAWTHORN EAST 3123 (REI)****Price:** \$515,000**Method:** Private Sale**Date:** 09/10/2021**Property Type:** Apartment

Agent Comments

This property is located on a main road, not a side street and does not seem to be as well appointed as 102/6 Butler Street.