

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

G45/347 Camberwell Road, Camberwell Vic 3124

Indicative selling price

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

Range between

\$570,000

&

\$610,000

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	102/6 Butler St CAMBERWELL 3124	\$620,000	11/12/2021
2	329/347 Camberwell Rd CAMBERWELL 3124	\$617,500	26/10/2021
3	330/347 Camberwell Rd CAMBERWELL 3124	\$590,000	21/12/2021

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:

25/04/2022 21:44



Property Type: Apartment

Agent Comments

Comparable Properties



102/6 Butler St CAMBERWELL 3124 (REI/VG)

Agent Comments



Price: \$620,000

Method: Auction Sale

Date: 11/12/2021

Property Type: Apartment

329/347 Camberwell Rd CAMBERWELL 3124 (VG)

Agent Comments



Price: \$617,500

Method: Sale

Date: 26/10/2021

Property Type: Strata Unit/Flat



330/347 Camberwell Rd CAMBERWELL 3124 (REI/VG)

Agent Comments



Price: \$590,000

Method: Private Sale

Date: 21/12/2021

Property Type: Apartment