## 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	cons	sumer.vic.go	v.au/	underquot	ting		
Range betweer	\$570,000		&		\$610,000			
Median sale p	rice							
Median price	\$825,500	Pro	operty Type	Unit			Suburb	Camberwell
Period - From	01/01/2022	to	31/03/2022		So	urce	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.

Add	lress 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.

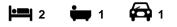
This Statement of Information was prepared on:

25/04/2022 21:44









Property Type: Apartment Agent Comments David Picking 03 8539 3333 0467 353 333 david@woodproperty.com.au

Indicative Selling Price \$570,000 - \$610,000 Median Unit Price March quarter 2022: \$825,500

# **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 Agent Comments (VG)



Price: \$617,500 Method: Sale Date: 26/10/2021 Property Type: Strata Unit/Flat



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



Price: \$590,000 Method: Private Sale Date: 21/12/2021 Property Type: Apartment

#### Account - Wood Property | P: 03 8539 3333



propertydata

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