

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

401/6 Butler Street, Camberwell Vic 3124

Indicative selling price

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

Range between

\$700,000

&

\$770,000

Median sale price

Median price

\$725,500

Property Type

Unit

Suburb

Camberwell

Period - From

16/11/2020

to

15/11/2021

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	104/436 Burke Rd CAMBERWELL 3124	\$749,000	04/11/2021
2	11/185 Auburn Rd HAWTHORN 3122	\$729,000	14/08/2021
3	10/28 Auburn Gr HAWTHORN EAST 3123	\$712,500	27/10/2021

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:

16/11/2021 15:44

**Property Type:** Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$700,000 - \$770,000

Median Unit Price

16/11/2020 - 15/11/2021: \$725,500

Comparable Properties

**104/436 Burke Rd CAMBERWELL 3124 (REI)****Price:** \$749,000**Method:** Private Sale**Date:** 04/11/2021**Property Type:** Apartment

Agent Comments

This apartment is not as large, nor does it have 180 degree windows/views, but does have a second full bathroom, not a powder room. 6 Butler Street is a more central location, close to Camberwell junction and is a 'penthouse'.

**11/185 Auburn Rd HAWTHORN 3122 (REI/VG)****Price:** \$729,000**Method:** Auction Sale**Date:** 14/08/2021**Property Type:** Unit

Agent Comments

This property is set over 2-floors and has two car spaces; however, does look into neighbouring properties.

**10/28 Auburn Gr HAWTHORN EAST 3123 (REI)****Price:** \$712,500**Method:** Sold Before Auction**Date:** 27/10/2021**Property Type:** Apartment

Agent Comments

This apartment lacks a powder room and 180 degree outlook; however, it does have a sizeable courtyard.