## 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

4/8 Cooloongatta Road, Camberwell Vic 3124

#### Indicative selling price

For the meaning	of this price see	con	sumer.vic.go	ov.au/	<i>underquot</i>	ting		
Range betweer	\$700,000		&		\$770,000			
Median sale p	rice							
Median price	\$835,000	Pro	operty Type	Unit			Suburb	Camberwell
Period - From	01/01/2023	to	31/03/2023		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.

Ad	dress of comparable property	Price	Date of sale
1	7/16-18 Morey St CAMBERWELL 3124	\$750,000	11/03/2023
2	4/4 French St CAMBERWELL 3124	\$748,000	01/04/2023
3	2/32 Allambee Av CAMBERWELL 3124	\$728,500	28/02/2023

OR

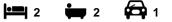
**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

24/04/2023 08:17







**Property Type:** Unit Agent Comments

Tim Heavyside 94703390 0403020404 tim@heavyside.co

Indicative Selling Price \$700,000 - \$770,000 Median Unit Price March quarter 2023: \$835,000

# **Comparable Properties**



7/16-18 Morey St CAMBERWELL 3124 (REI)



Price: \$750,000 Method: Private Sale Date: 11/03/2023 Property Type: Unit



4/4 French St CAMBERWELL 3124 (REI)

Agent Comments

Agent Comments

Price: \$748,000 Method: Auction Sale Date: 01/04/2023 Property Type: Unit

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propertydata

2/32 Allambee Av CAMBERWELL 3124 (REI/VG)

Agent Comments



#### Account - Heavyside



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