

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 Cooeloongatta Road, 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

\$835,000

Property Type

Unit

Suburb

Camberwell

Period - From

01/01/2023

to

31/03/2023

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	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

4/8 Cooloongatta Road, Camberwell Vic 3124

Tim Heavyside
94703390
0403020404
tim@heavyside.co



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Property Type: Unit

Agent Comments

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)

Agent Comments

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Price: \$750,000

Method: Private Sale

Date: 11/03/2023

Property Type: Unit



4/4 French St CAMBERWELL 3124 (REI)

Agent Comments

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Price: \$748,000

Method: Auction Sale

Date: 01/04/2023

Property Type: Unit



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

Agent Comments

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Price: \$728,500

Method: Sold Before Auction

Date: 28/02/2023

Property Type: Unit

Account - Heavyside



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