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

205/565 Camberwell Road, Camberwell Vic 3124

Indicative selling price

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of the meaning of this	p1100 300	00115011101.v10.gov.u	and guoting

Single price \$375,000

Median sale price

Median price	\$755,000	Pro	operty Type Unit	t	Suburb	Camberwell
Period - From	01/04/2023	to	30/06/2023	Sourc	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ade	dress of comparable property	Price	Date of sale
1	204/347 Camberwell Rd CAMBERWELL 3124	\$380,000	17/06/2023
2			
3			

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:

04/09/2023 14:51



woodards 🚾

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Property Type: Apartment Agent Comments

Indicative Selling Price \$375,000 Median Unit Price June quarter 2023: \$755,000

Comparable Properties



204/347 Camberwell Rd CAMBERWELL 3124 Agent Comments (REI/VG)



Price: \$380,000 Method: Private Sale Date: 17/06/2023 Property Type: Apartment

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.

Account - Woodards | P: 03 9805 1111 | F: 03 9805 1199





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