

# 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

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$375,000

### Median sale price

Median price

\$755,000

Property Type

Unit

Suburb

Camberwell

Period - From

01/04/2023

to

30/06/2023

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	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

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 1  1  1

**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**  
**(REI/VG)**

**Agent Comments**

 1  1  1

**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