

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

105/347 Camberwell Road, Camberwell Vic 3124

Indicative selling price

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

Range between \$485,000 & \$530,000

Median sale price

Median price \$825,000 Property Type Unit Suburb Camberwell

Period - From 01/01/2019 to 31/12/2019 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	3/787 Burwood Rd HAWTHORN EAST 3123	\$520,000	20/08/2019
2	110/138 Camberwell Rd HAWTHORN EAST 3123	\$505,000	22/11/2019
3	8/894 Burke Rd CANTERBURY 3126	\$495,000	28/08/2019

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:

20/02/2020 10:10

James Burne

9520 9020

0434 288 066

jburne@biggin Scott.com.au

Indicative Selling Price

\$485,000 - \$530,000

Median Unit Price

Year ending December 2019: \$825,000



Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



3/787 Burwood Rd HAWTHORN EAST 3123 (REI/VG)

Agent Comments



Price: \$520,000

Method: Private Sale

Date: 20/08/2019

Property Type: Apartment



110/138 Camberwell Rd HAWTHORN EAST 3123 (REI)

Agent Comments



Price: \$505,000

Method: Private Sale

Date: 22/11/2019

Rooms: 5

Property Type: Apartment



8/894 Burke Rd CANTERBURY 3126 (REI/VG)

Agent Comments



Price: \$495,000

Method: Private Sale

Date: 28/08/2019

Property Type: Apartment