## Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

<b>Property</b>	offered t	for sale
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Address	3/4 Spencer Road, Camberwell Vic 3124
Including suburb and	
postcode	

#### Indicative selling price

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

Range between	\$840,000	&	\$924,000

#### Median sale price

Median price	\$890,000	Pro	perty Type	Jnit		Suburb	Camberwell
Period - From	01/10/2023	to	30/09/2024		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

Add	dress of comparable property	Price	Date of sale
1	1/20 Chaucer Cr CANTERBURY 3126	\$840,000	16/11/2024
2	2/8 Cooloongatta Rd CAMBERWELL 3124	\$980,000	19/10/2024
3	1/24 Seville St CAMBERWELL 3124	\$860,000	14/09/2024

#### OR

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

This Statement of Information was prepared on:	29/11/2024 17:57









Property Type: Unit **Agent Comments** 

**Indicative Selling Price** \$840,000 - \$924,000 **Median Unit Price** Year ending September 2024: \$890,000

## Comparable Properties



1/20 Chaucer Cr CANTERBURY 3126 (REI)

**Agent Comments** 

Price: \$840,000 Method: Private Sale Date: 16/11/2024

Property Type: Apartment

2/8 Cooloongatta Rd CAMBERWELL 3124 (REI)

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**Agent Comments** 

Price: \$980,000 Method: Auction Sale Date: 19/10/2024 Property Type: Villa



1/24 Seville St CAMBERWELL 3124 (REI/VG)





Price: \$860,000 Method: Auction Sale Date: 14/09/2024

Property Type: Unit

**Agent Comments** 

Account - Hill Real Estate





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