

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

512/347 CAMBERWELL ROAD CAMBERWELL VIC 3124

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$430,000

&

\$470,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$890,000

Property type

Unit

Suburb

Camberwell

Period-from

01 Jul 2022

to

30 Jun 2023

Source

Corelogic

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 6 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

323/138 CAMBERWELL ROAD HAWTHORN EAST VIC 3123	\$445,000	09-May-23
120/347 CAMBERWELL ROAD CAMBERWELL VIC 3124	\$450,000	24-Apr-23
107/1101 TOORAK ROAD CAMBERWELL VIC 3124	\$500,000	26-Apr-23

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 6 months.~~

This Statement of Information was prepared on: 25 July 2023



**323/138 CAMBERWELL ROAD
HAWTHORN EAST VIC 3123**

2 1 1

Sold Price

^{RS} **\$445,000** Sold Date **09-May-23**

Distance **0.83km**



**120/347 CAMBERWELL ROAD
CAMBERWELL VIC 3124**

2 1 1

Sold Price

\$450,000 Sold Date **24-Apr-23**

Distance **0km**



**107/1101 TOORAK ROAD
CAMBERWELL VIC 3124**

2 2 1

Sold Price

\$500,000 Sold Date **26-Apr-23**

Distance **2.02km**

RS = Recent sale

UN = Undisclosed Sale

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