

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

210/347 Camberwell Road, Camberwell Vic 3124

Indicative selling price

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

Range between \$580,000 & \$630,000

Median sale price

Median price \$785,000 Property Type Unit Suburb Camberwell

Period - From 06/05/2021 to 05/05/2022 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 | 104/1011 Toorak Rd CAMBERWELL 3124 | \$640,000 | 22/02/2022 |
| 2 | 102/6 Butler St CAMBERWELL 3124 | \$620,000 | 11/12/2021 |
| 3 | 330/347 Camberwell Rd CAMBERWELL 3124 | \$590,000 | 21/12/2021 |

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:

06/05/2022 00:32

**Property Type:** Land

Agent Comments

Indicative Selling Price

\$580,000 - \$630,000

Median Unit Price

06/05/2021 - 05/05/2022: \$785,000

Comparable Properties

**104/1011 Toorak Rd CAMBERWELL 3124 (REI/VG)****Price:** \$640,000**Method:** Private Sale**Date:** 22/02/2022**Property Type:** Apartment

Agent Comments

A recent 2 bedroom, 2 bathroom, 1 car space property. Though location is not as central as 347 Camberwell Road.

**102/6 Butler St CAMBERWELL 3124 (REI/VG)****Price:** \$620,000**Method:** Auction Sale**Date:** 11/12/2021**Property Type:** Apartment

Agent Comments

A recent modern apartment sale within a close vicinity. Though it is part of a smaller development, which can be beneficial for the result, this property has 1 bathroom and is a car stacker.

**330/347 Camberwell Rd CAMBERWELL 3124 (REI/VG)****Price:** \$590,000**Method:** Private Sale**Date:** 21/12/2021**Property Type:** Apartment

Agent Comments

At the time this SOI was created, this was the most recent disclosed/reported 2 bed, 2 bath, 1 car sale within the same building.