

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

G15/565 Camberwell Road, Camberwell Vic 3124

Indicative selling price

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

Range between

\$390,000

&

\$420,000

Median sale price

Median price

\$855,000

Property Type

Unit

Suburb

Camberwell

Period - From

01/10/2019

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 | 117/347 Camberwell Rd CAMBERWELL 3124 | \$430,000 | 22/11/2019 |
| 2 | 110/565 Camberwell Rd CAMBERWELL 3124 | \$401,000 | 12/08/2019 |
| 3 | G6/1011 Toorak Rd CAMBERWELL 3124 | \$389,000 | 19/08/2019 |

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:

31/01/2020 08:33



Property Type: Apartment
Agent Comments

Indicative Selling Price
\$390,000 - \$420,000
Median Unit Price
December quarter 2019: \$855,000

Comparable Properties



117/347 Camberwell Rd CAMBERWELL 3124 (REI)



Price: \$430,000
Method: Private Sale
Date: 22/11/2019
Rooms: 3
Property Type: Apartment

Agent Comments

This is a 2 bedroom property but is almost the same in size as our 1 bedroom. Exceeds our range but can see a few similarities that might bring buyers towards our top end.



110/565 Camberwell Rd CAMBERWELL 3124 (REI)



Price: \$401,000
Method: Private Sale
Date: 12/08/2019
Rooms: 3
Property Type: Apartment
Land Size: 46 sqm approx

Agent Comments

This is in the same complex as our property. Our apartment has a courtyard so may be a bit more attractive to buyers. Sits in the middle of our range.



G6/1011 Toorak Rd CAMBERWELL 3124 (REI)



Price: \$389,000
Method: Private Sale
Date: 19/08/2019
Rooms: 3
Property Type: Apartment

Agent Comments

This is a ground floor apartment. Has a courtyard similar to ours. We have dual and private access so may be a bit more than this sale price.