

## 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

1B Peppin Street Camberwell VIC 3124

### Indicative selling price

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

Single Price

\$1,298,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$2,100,000

Property type

House

Suburb

Camberwell

Period-from

01 Nov 2019

to

31 Oct 2020

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

4 Stewart Street Hawthorn East VIC 3123	\$1,325,000	21-Nov-20
499 Camberwell Road Camberwell VIC 3124	\$1,338,000	21-Nov-20
60A Roseberry Street Hawthorn East VIC 3123	\$1,370,000	21-Aug-20

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: 23 November 2020



**4 Stewart Street Hawthorn East VIC 3123** Sold Price <sup>RS</sup> **\$1,325,000** Sold Date **21-Nov-20**

3 1 -

Distance **1.47km**



**499 Camberwell Road Camberwell VIC 3124** Sold Price <sup>RS</sup> **\$1,338,000** Sold Date **21-Nov-20**

2 1 1

Distance **1.02km**



**60A Roseberry Street Hawthorn East VIC 3123** Sold Price **\$1,370,000** Sold Date **21-Aug-20**

2 1 2

Distance **1.51km**

RS = Recent sale

UN = Undisclosed Sale

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