

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

15/52 SEYMOUR GROVE 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

\$600,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$930,000

Property type

Unit

Suburb

Camberwell

Period-from

01 Dec 2023

to

30 Nov 2024

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

415/138 CAMBERWELL ROAD HAWTHORN EAST VIC 3123	\$650,000	15-Aug-24
109/55 CAMBERWELL ROAD HAWTHORN EAST VIC 3123	\$657,000	05-Jun-24
203/828 BURKE ROAD CAMBERWELL VIC 3124	\$630,000	13-Jun-24

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: 02 December 2024



**415/138 CAMBERWELL ROAD
HAWTHORN EAST VIC 3123**

 2  2  1

Sold Price **\$650,000** Sold Date **15-Aug-24**

Distance **0.78km**



**109/55 CAMBERWELL ROAD
HAWTHORN EAST VIC 3123**

 2  2  1

Sold Price **\$657,000** Sold Date **05-Jun-24**

Distance **1.27km**



**203/828 BURKE ROAD
CAMBERWELL VIC 3124**

 2  2  1

Sold Price **\$630,000** Sold Date **13-Jun-24**

Distance **1.5km**

RS = Recent sale UN = Undisclosed Sale

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