

# 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

30 Through Road, Camberwell Vic 3124

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$2,100,000 & \$2,300,000

### Median sale price

Median price \$2,638,000 Property Type House Suburb Camberwell

Period - From 01/01/2022 to 31/03/2022 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	32 Milverton St CAMBERWELL 3124	\$2,280,000	31/03/2022
2	4 Gilmour Rd CAMBERWELL 3124	\$2,180,000	25/05/2022
3	7 Mabel St CAMBERWELL 3124	\$2,100,000	01/04/2022

**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:

07/06/2022 19:06



 4  2  2

**Property Type:** House  
**Land Size:** 840 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$2,100,000 - \$2,300,000  
**Median House Price**  
March quarter 2022: \$2,638,000

## Comparable Properties



**32 Milverton St CAMBERWELL 3124 (REI/VG)**

 3  2  2

**Price:** \$2,280,000  
**Method:** Private Sale  
**Date:** 31/03/2022  
**Property Type:** House  
**Land Size:** 705 sqm approx

**Agent Comments**

Renovated house with smaller land size, 300m away



**4 Gilmour Rd CAMBERWELL 3124 (REI)**

 4  2  2

**Price:** \$2,180,000  
**Method:** Sold Before Auction  
**Date:** 25/05/2022  
**Property Type:** House (Res)  
**Land Size:** 724 sqm approx

**Agent Comments**

Single level house, smaller land size



**7 Mabel St CAMBERWELL 3124 (REI)**

 3  2  2

**Price:** \$2,100,000  
**Method:** Private Sale  
**Date:** 01/04/2022  
**Property Type:** House  
**Land Size:** 650 sqm approx

**Agent Comments**

Smaller land size with one less bedroom.