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

7/43 Inglesby Road, Camberwell Vic 3124

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betwee	\$550,000		&		\$595,000					
Median sale p	rice									
Median price	\$889,500	Pro	operty Type	Unit			Suburb	Camberwell		
Period - From	01/07/2024	to	30/09/2024		So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	8/115 Victoria Rd HAWTHORN EAST 3123	\$591,000	04/10/2024
2	6/120 Victoria Rd HAWTHORN EAST 3123	\$580,000	14/07/2024
3	3/596 Riversdale Rd CAMBERWELL 3124	\$595,000	22/06/2024

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:

15/10/2024 12:14







Property Type: Company Share N.E.C. (ground level) Agent Comments

Indicative Selling Price \$550,000 - \$595,000 Median Unit Price September quarter 2024: \$889,500

Comparable Properties



8/115 Victoria Rd HAWTHORN EAST 3123 (REI)



Price: \$591,000 Method: Sold Before Auction Date: 04/10/2024 Property Type: Apartment Agent Comments



6/120 Victoria Rd HAWTHORN EAST 3123 (REI/VG) Agent Comments



Price: \$580,000 Method: Private Sale Date: 14/07/2024 Property Type: Apartment



3/596 Riversdale Rd CAMBERWELL 3124 (REI) Agent Comments



Price: \$595,000 Method: Auction Sale Date: 22/06/2024 Property Type: Unit

Account - Woodards | P: 03 9805 1111 | F: 03 9805 1199





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