

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 between

\$550,000

&

\$595,000

Median sale price

Median price

\$889,500

Property Type

Unit

Suburb

Camberwell

Period - From

01/07/2024

to

30/09/2024

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	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)

Agent Comments



Price: \$591,000

Method: Sold Before Auction

Date: 04/10/2024

Property Type: Apartment



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

Agent Comments

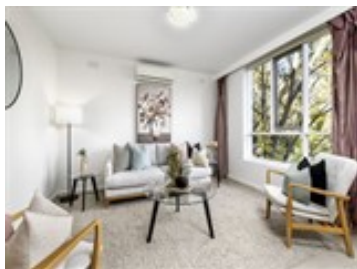


Price: \$580,000

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