

# STATEMENT OF INFORMATION

Single residential property located in Melbourne metropolitan area

## Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

Address including suburb and postcode

106/6 Butler Street, Camberwell, VIC 3124

### Indicative selling price

Single Price or Range between

**\$580,000 - \$630,000**

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

### Median sale price

Median Price

**\$752,000**

Property Type

**Unit**

Suburb

**CAMBERWELL**

Period From

**02/04/2019**

Period To

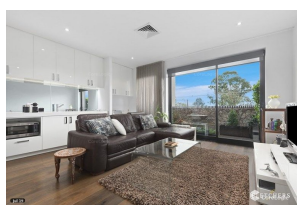
**02/10/2019**

Source

**Core Logic**

### Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale



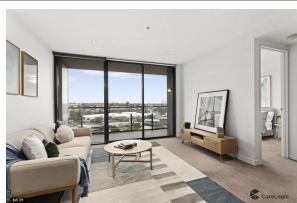
**101/428 TOORONGA ROAD  
HAWTHORN EAST**

2 1 1

Price \$657,500

Date of Sale 17/09/2019

Land 0 sqm



**706/770B TOORAK ROAD  
GLEN IRIS**

2 1 1

Price \$585,000

Date of Sale 22/07/2019

Land 18400 sqm



**117 VICTORIA ROAD  
HAWTHORN EAST**

2 1 1

Price \$625,000

Date of Sale 04/04/2019

Land 1246 sqm