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

329/347 Camberwell Road, Camberwell Vic 3124

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ing		
Range betweer	\$600,000		&		\$640,000			
Median sale pi	rice							
Median price	\$880,000	Pro	operty Type	Unit			Suburb	Camberwell
Period - From	01/01/2021	to	31/03/2021		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.

Ade	dress of comparable property	Price	Date of sale
1	110/28 Auburn Gr HAWTHORN EAST 3123	\$655,000	19/04/2021
2	302/20 Camberwell Rd HAWTHORN EAST 3123	\$660,000	29/01/2021
3	17/828 Burke Rd CAMBERWELL 3124	\$625,000	08/01/2021

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:

28/06/2021 16:37









Property Type: Apartment Agent Comments

David Picking 03 8539 3333 0467 353 333 david@woodproperty.com.au

Indicative Selling Price \$600,000 - \$640,000 Median Unit Price March quarter 2021: \$880,000

Comparable Properties



110/28 Auburn Gr HAWTHORN EAST 3123 (REI/VG)



Price: \$655,000 Method: Private Sale Date: 19/04/2021 Property Type: Apartment Agent Comments

Agent Comments



302/20 Camberwell Rd HAWTHORN EAST 3123 (REI/VG) 2 2 2 1

Price: \$660,000 Method: Private Sale Date: 29/01/2021 Property Type: Apartment



17/828 Burke Rd CAMBERWELL 3124 (REI)



Price: \$625,000 Method: Private Sale Date: 08/01/2021 Property Type: Apartment

Account - Wood Property | P: 03 8539 3333



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

Agent Comments