

# 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

10/234 Warrigal 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)

Single price

\$160,000

### Median sale price

Median price

\$800,000

Property Type

Unit

Suburb

Camberwell

Period - From

08/01/2020

to

07/01/2021

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	5/234 Warrigal Rd CAMBERWELL 3124	\$118,000	23/02/2019
2	14/234 Warrigal Rd CAMBERWELL 3124	\$117,000	01/08/2015
3	15/234 Warrigal Rd CAMBERWELL 3124	\$115,000	04/05/2019

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:

08/01/2021 09:47



**Property Type:**  
**Agent Comments**

**Indicative Selling Price**  
\$160,000

**Median Unit Price**  
08/01/2020 - 07/01/2021: \$800,000

## Comparable Properties



**5/234 Warrigal Rd CAMBERWELL 3124 (REI)** **Agent Comments**



**Price:** \$118,000  
**Method:** Private Sale  
**Date:** 23/02/2019  
**Property Type:** Apartment



**14/234 Warrigal Rd CAMBERWELL 3124 (REI)** **Agent Comments**



**Price:** \$117,000  
**Method:** Auction Sale  
**Date:** 01/08/2015  
**Property Type:** Flat



**15/234 Warrigal Rd CAMBERWELL 3124 (REI)** **Agent Comments**



**Price:** \$115,000  
**Method:** Private Sale  
**Date:** 04/05/2019  
**Rooms:** 3  
**Property Type:** Unit