

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

321/347 Camberwell Road Camberwell VIC 3124

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$485,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$804,000

Property type

Unit

Suburb

Camberwell

Period-from

01 Jul 2020

to

30 Jun 2021

Source

Corelogic

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 6 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

2/325 Riversdale Road Hawthorn East VIC 3123	\$497,500	09-May-21
10/115 Victoria Road Hawthorn East VIC 3123	\$520,000	11-Jun-21
16/235-237 Riversdale Road Hawthorn East VIC 3123	\$490,000	18-Mar-21

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 6 months.~~

This Statement of Information was prepared on: 29 July 2021


2/325 Riversdale Road Hawthorn East VIC 3123

Sold Price

\$497,500

Sold Date

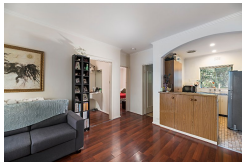
09-May-21

2

1

1

Distance

1.08km
10/115 Victoria Road Hawthorn East VIC 3123

Sold Price

^{RS} **\$520,000**

Sold Date

11-Jun-21

2

1

1

Distance

1.39km
16/235-237 Riversdale Road Hawthorn East VIC 3123

Sold Price

\$490,000

Sold Date

18-Mar-21

2

1

1

Distance

1.48km

RS = Recent sale

UN = Undisclosed Sale

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