

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 327/347 Camberwell Road, Camberwell Vic 3124

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$579,000

Median sale price

Median price \$708,000

Property Type Unit

Suburb Camberwell

Period - From 26/03/2023

to 25/03/2024

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	6/68 Brinsley Rd CAMBERWELL 3124	\$667,017	01/02/2024
2	114/347 Camberwell Rd CAMBERWELL 3124	\$610,000	22/11/2023
3	211/347 Camberwell Rd CAMBERWELL 3124	\$589,000	13/12/2023

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:

26/03/2024 12:16

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Indicative Selling Price
\$579,000

Median Unit Price

26/03/2023 - 25/03/2024: \$708,000



 2  2  1

Property Type: Apartment
Agent Comments

Comparable Properties



6/68 Brinsley Rd CAMBERWELL 3124 (REI)

Agent Comments

 2  1  1

Price: \$667,017

Method: Sold Before Auction

Date: 01/02/2024

Property Type: Apartment

114/347 Camberwell Rd CAMBERWELL 3124 (REI/VG)

Agent Comments

 2  2  1

Price: \$610,000

Method: Private Sale

Date: 22/11/2023

Property Type: Unit



211/347 Camberwell Rd CAMBERWELL 3124 (REI)

Agent Comments

 2  2  1

Price: \$589,000

Method: Private Sale

Date: 13/12/2023

Property Type: Apartment

Account - Ross-Hunt Surrey Hills | P: (03) 9830 4044