

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

19/234 WARRIGAL 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

\$115,000

&

\$125,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$927,500

Property type

Unit

Suburb

Camberwell

Period-from

01 Apr 2023

to

31 Mar 2024

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

146/386 BURWOOD HIGHWAY BURWOOD VIC 3125	\$125,000	21-Feb-24
15/388-390 BURWOOD HIGHWAY BURWOOD VIC 3125	\$120,000	08-Feb-24
201/6 BRUCE STREET BOX HILL VIC 3128	\$123,000	09-Nov-23

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 April 2024



**146/386 BURWOOD HIGHWAY
BURWOOD VIC 3125**

1 1 1

Sold Price

\$125,000

Sold Date

21-Feb-24

Distance

3.11km



**15/388-390 BURWOOD HIGHWAY
BURWOOD VIC 3125**

1 1 1

Sold Price

\$120,000

Sold Date

08-Feb-24

Distance

3.15km



**201/6 BRUCE STREET BOX HILL
VIC 3128**

1 1 -

Sold Price

\$123,000

Sold Date

09-Nov-23

Distance

4.34km

RS = Recent sale

UN = Undisclosed Sale

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