

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

117/347 Camberwell Road, Camberwell Vic 3124

Indicative selling price

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

Single price

\$465,000

Median sale price

Median price

\$818,000

Property Type

Unit

Suburb

Camberwell

Period - From

01/04/2019

to

30/06/2019

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.

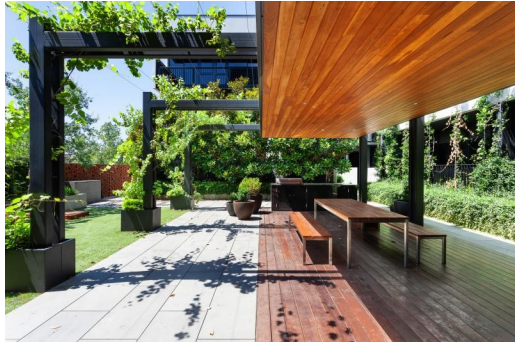
	Address of comparable property	Price	Date of sale
1	5/20 Victoria Gr HAWTHORN EAST 3123	\$480,000	01/06/2019
2	7/14 The Boulevard HAWTHORN 3122	\$465,000	05/04/2019
3	221/347 Camberwell Rd CAMBERWELL 3124	\$440,000	16/08/2019

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:

25/09/2019 11:01



Property Type: Apartment

Agent Comments

Comparable Properties



5/20 Victoria Gr HAWTHORN EAST 3123 (REI/VG)

Agent Comments



Price: \$480,000

Method: Auction Sale

Date: 01/06/2019

Property Type: Apartment



7/14 The Boulevard HAWTHORN 3122 (REI/VG) Agent Comments



Price: \$465,000

Method: Sold Before Auction

Date: 05/04/2019

Property Type: Apartment

221/347 Camberwell Rd CAMBERWELL 3124 (VG)

Agent Comments



Price: \$440,000

Method: Sale

Date: 16/08/2019

Property Type: Flat/Unit/Apartment (Res)