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

108/6 Butler Street, Camberwell Vic 3124

Indicative selling price

	For the meaning	of this pri	ce see cor	sumer.vic.gov	.au/underquoting
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Single price \$659,000

Median sale price

Median price	\$778,000	Pro	perty Type Unit	i		Suburb	Camberwell
Period - From	01/10/2020	to	31/12/2020	Sou	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	610/4-14 Burke Av HAWTHORN EAST 3123	\$680,000	18/12/2020
2	205/8 Montrose St HAWTHORN EAST 3123	\$640,000	28/10/2020
3	G06/2 Constance St HAWTHORN EAST 3123	\$625,000	07/01/2021

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:

10/04/2021 11:14







Property Type: Apartment Agent Comments

Indicative Selling Price \$659,000 Median Unit Price December quarter 2020: \$778,000

Comparable Properties



610/4-14 Burke Av HAWTHORN EAST 3123 (REI)



Price: \$680,000 Method: Private Sale Date: 18/12/2020 Property Type: Apartment

Agent Comments

Agent Comments



205/8 Montrose St HAWTHORN EAST 3123 (VG)



Price: \$640,000 Method: Sale Date: 28/10/2020 Property Type: Strata Unit/Flat



G06/2 Constance St HAWTHORN EAST 3123 Agent Comments (REI/VG)



Price: \$625,000 Method: Private Sale Date: 07/01/2021 Property Type: Apartment

Account - Woodards | P: 03 9805 1111 | F: 03 9805 1199





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.