

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

210/565 Camberwell Road, Camberwell Vic 3124

Indicative selling price

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

Range between \$380,000 & \$410,000

Median sale price

Median price \$930,000

Property Type Unit

Suburb Camberwell

Period - From 01/10/2021

to 31/12/2021

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	205/347 Camberwell Rd CAMBERWELL 3124	\$452,000	13/09/2021
2	115/565 Camberwell Rd CAMBERWELL 3124	\$370,000	22/11/2021
3	113/1011 Toorak Rd CAMBERWELL 3124	\$369,000	09/11/2021

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:

05/02/2022 15:19



 1  1  1

Property Type: Apartment
Agent Comments

Indicative Selling Price

\$380,000 - \$410,000

Median Unit Price

December quarter 2021: \$930,000

Comparable Properties



205/347 Camberwell Rd CAMBERWELL 3124 (VG)

 1  -  -

Price: \$452,000

Method: Sale

Date: 13/09/2021

Property Type: Strata Unit/Flat

Agent Comments

It is a small 2 bedrooms apartment



115/565 Camberwell Rd CAMBERWELL 3124 (REI)

 1  1  1

Price: \$370,000

Method: Private Sale

Date: 22/11/2021

Property Type: Apartment

Agent Comments

Apartment in the same complex - smaller balcony



113/1011 Toorak Rd CAMBERWELL 3124 (REI/VG)

 1  1  1

Price: \$369,000

Method: Private Sale

Date: 09/11/2021

Property Type: Apartment

Agent Comments

Secluded small balcony/terrace, maybe lack of natural light

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