

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

G14/565 CAMBERWELL 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

\$380,000

&

\$410,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$890,000

Property type

Unit

Suburb

Camberwell

Period-from

01 Oct 2022

to

30 Sep 2023

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

512/347 CAMBERWELL ROAD CAMBERWELL VIC 3124

\$430,000

25-Sep-23

104/6 BUTLER STREET CAMBERWELL VIC 3124

\$445,000

22-Jun-23

204/347 CAMBERWELL ROAD CAMBERWELL VIC 3124

\$380,000

17-Jun-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: 28 November 2023



**512/347 CAMBERWELL ROAD
CAMBERWELL VIC 3124**

1 1 1

Sold Price

^{RS} **\$430,000** Sold Date **25-Sep-23**

Distance **1.59km**



**104/6 BUTLER STREET
CAMBERWELL VIC 3124**

1 1 1

Sold Price

\$445,000 Sold Date **22-Jun-23**

Distance **1.67km**



**204/347 CAMBERWELL ROAD
CAMBERWELL VIC 3124**

1 1 1

Sold Price

\$380,000 Sold Date **17-Jun-23**

Distance **1.59km**

RS = Recent sale

UN = Undisclosed Sale

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