

# 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

G5/565 Camberwell Road, Camberwell Vic 3124

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$370,000 & \$400,000

### Median sale price

Median price \$855,000 Property Type Unit Suburb Camberwell

Period - From 01/10/2019 to 31/12/2019 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	117/347 Camberwell Rd CAMBERWELL 3124	\$430,000	22/11/2019
2			
3			

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:

21/02/2020 15:21



 1  1  1

**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**

\$370,000 - \$400,000

**Median Unit Price**

December quarter 2019: \$855,000

## Comparable Properties



**117/347 Camberwell Rd CAMBERWELL 3124 (REI)**

 2  1  1

**Price:** \$430,000

**Method:** Private Sale

**Date:** 22/11/2019

**Rooms:** 3

**Property Type:** Apartment

Agent Comments

It is a two bedroom but similar size to G05/565.

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.