

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 15 Matlock Street, Camberwell Vic 3124

Indicative selling price

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

Single price \$3,450,000

Median sale price

Median price \$2,560,000

Property type House

Suburb Camberwell

Period - From 01/10/2021

to

31/12/2021

Source REIV

Comparable property sales

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
50 Prospect Hill Road, Camberwell	\$3,510,000	20/10/2021
28 Currajong Avenue, Camberwell	\$3,465,000	16/10/2021
3 Alma Road, Camberwell	\$3,450,000	20/11/2021

This Statement of Information was prepared on: 9 March 2022