

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

3/8 Athelstan Road, Camberwell Vic 3124

Indicative selling price

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

Range between \$750,000 & \$800,000

Median sale price

Median price \$850,000 Property Type Unit Suburb Camberwell

Period - From 01/04/2021 to 30/06/2021 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	2/28 Judd St CAMBERWELL 3124	\$850,000	03/08/2021
2	3/35 Carramar Av CAMBERWELL 3124	\$831,000	26/06/2021
3	4/23 Gardiner Pde GLEN IRIS 3146	\$760,000	11/08/2021

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:

04/10/2021 13:56



 2  1  1

Rooms: 4

Property Type: Unit

Agent Comments

Indicative Selling Price

\$750,000 - \$800,000

Median Unit Price

June quarter 2021: \$850,000

Comparable Properties



2/28 Judd St CAMBERWELL 3124 (REI)

 2  1  1

Price: \$850,000

Method: Private Sale

Date: 03/08/2021

Property Type: Unit

Agent Comments

2 bedroom unit without courtyard



3/35 Carramar Av CAMBERWELL 3124 (REI/VG)

 2  1  1

Price: \$831,000

Method: Auction Sale

Date: 26/06/2021

Property Type: Unit

Agent Comments

Larger 2 bedroom unit



4/23 Gardiner Pde GLEN IRIS 3146 (REI)

 2  1  1

Price: \$760,000

Method: Sold Before Auction

Date: 11/08/2021

Property Type: Unit

Agent Comments

2 bedroom unit with no courtyard

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