

# 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

405/347 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 \$499,000

&

\$539,000

### Median sale price

Median price \$896,250

Property Type Unit

Suburb Camberwell

Period - From 01/07/2021

to

30/09/2021

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	7/71 Auburn Rd HAWTHORN 3122	\$520,000	22/05/2021
2	101/138 Camberwell Rd HAWTHORN EAST 3123	\$515,000	09/10/2021
3	10/181 Riversdale Rd HAWTHORN 3122	\$495,000	11/07/2021

**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:

08/11/2021 10:47



**Property Type:** Strata Unit/Flat  
**Agent Comments**

## Comparable Properties



**7/71 Auburn Rd HAWTHORN 3122 (VG)**

**Agent Comments**



**Price:** \$520,000

**Method:** Sale

**Date:** 22/05/2021

**Property Type:** Strata Unit/Flat



**101/138 Camberwell Rd HAWTHORN EAST 3123 (REI)**

**Agent Comments**



**Price:** \$515,000

**Method:** Private Sale

**Date:** 09/10/2021

**Property Type:** Apartment



**10/181 Riversdale Rd HAWTHORN 3122 (REI/VG)**

**Agent Comments**



**Price:** \$495,000

**Method:** Sold Before Auction

**Date:** 11/07/2021

**Property Type:** Unit