

# 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

1 George Street, Camberwell Vic 3124

### Indicative selling price

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

Range between \$1,500,000

&

\$1,650,000

### Median sale price

Median price \$2,732,500

Property Type House

Suburb Camberwell

Period - From 01/10/2022

to 31/12/2022

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	197 Wattle Valley Rd CAMBERWELL 3124	\$1,850,000	14/02/2023
2	13 Lodge Rd CAMBERWELL 3124	\$1,800,000	10/12/2022
3	5 Fairview Av CAMBERWELL 3124	\$1,775,000	15/10/2022

**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:

22/02/2023 14:59

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**Indicative Selling Price**

\$1,500,000 - \$1,650,000

**Median House Price**

December quarter 2022: \$2,732,500



**Property Type:**

Divorce/Estate/Family Transfers

**Land Size:** 715 sqm approx

Agent Comments

## Comparable Properties



**197 Wattle Valley Rd CAMBERWELL 3124 (REI)**



**Price:** \$1,850,000

**Method:** Sold Before Auction

**Date:** 14/02/2023

**Property Type:** House (Res)

**Land Size:** 638 sqm approx

**Agent Comments**

Similar configuration home but far superior to the subject property in condition and position and shape of the parcel of land



**13 Lodge Rd CAMBERWELL 3124 (REI)**



**Price:** \$1,800,000

**Method:** Private Sale

**Date:** 10/12/2022

**Property Type:** House

**Land Size:** 697 sqm approx

**Agent Comments**

Similar configuration home but far superior to the subject property in condition and position and shape of the parcel of land



**5 Fairview Av CAMBERWELL 3124 (REI/VG)**



**Price:** \$1,775,000

**Method:** Auction Sale

**Date:** 15/10/2022

**Property Type:** House (Res)

**Land Size:** 610 sqm approx

**Agent Comments**

Similar configuration home but far superior to the subject property in condition and position and shape of the parcel of land