

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	207/347 Camberwell Road, Camberwell Vic 3124
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Indicative selling price

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

Single price \$409,000

Median sale price

Median price	\$904,000	House		Unit	X	Suburb	Camberwell
Period - From	01/10/2018	to	31/12/2018	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	202/2a Montrose Pl HAWTHORN EAST 3123	\$424,500	30/11/2018
2	107/28 Auburn Gr HAWTHORN EAST 3123	\$410,000	15/10/2018
3	311/20 Camberwell Rd HAWTHORN EAST 3123	\$433,000	22/08/2018

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.



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Rooms:

Property Type: Apartment

Agent Comments

Comparable Properties



202/2a Montrose PI HAWTHORN EAST 3123 (REI)

Agent Comments

1 1 1

Price: \$424,500

Method: Sold Before Auction

Date: 30/11/2018

Rooms: -

Property Type: Unit



107/28 Auburn Gr HAWTHORN EAST 3123 (REI)

Agent Comments

1 1 1

Price: \$410,000

Method: Private Sale

Date: 15/10/2018

Rooms: 3

Property Type: Apartment



311/20 Camberwell Rd HAWTHORN EAST 3123 (REI)

Agent Comments

1 1 1

Price: \$433,000

Method: Private Sale

Date: 22/08/2018

Rooms: 3

Property Type: Apartment