

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

3/19 Thomas Street Camberwell VIC 3124

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,200,000

&

\$1,300,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$832,500

Property type

Unit

Suburb

Camberwell

Period-from

01 Apr 2019

to

31 Mar 2020

Source

Corelogic

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 6 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

1/266 Elgar Road Box Hill South VIC 3128	\$1,210,000	29-Feb-20
1A Mabel Street Camberwell VIC 3124	\$1,250,000	10-Dec-19

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 6 months.

This Statement of Information was prepared on: 16 April 2020



1/266 Elgar Road Box Hill South VIC 3128

 4  2  2

Sold Price

^{RS}

\$1,210,000

Sold Date

29-Feb-20

Distance

1.96km



1A Mabel Street Camberwell VIC 3124

 3  1  1

Sold Price

\$1,250,000

Sold Date

10-Dec-19

Distance

0.9km

RS = Recent sale

UN = Undisclosed Sale

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