

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

104/6 Butler Street, Camberwell Vic 3124

Indicative selling price

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

Single price

\$455,000

Median sale price

Median price

\$835,000

Property Type

Unit

Suburb

Camberwell

Period - From

01/01/2023

to

31/03/2023

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	710/480 Riversdale Rd HAWTHORN EAST 3123	\$466,000	23/03/2023
2	G41/347 Camberwell Rd CAMBERWELL 3124	\$455,000	28/02/2023
3	206/770b Toorak Rd GLEN IRIS 3146	\$420,000	30/03/2023

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:

20/06/2023 09:10



 1  1  1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$455,000

Median Unit Price

March quarter 2023: \$835,000

Comparable Properties

**710/480 Riversdale Rd HAWTHORN EAST
3123 (VG)**

Agent Comments

 1  -  -

Price: \$466,000

Method: Sale

Date: 23/03/2023

Property Type: Strata Unit/Flat



**G41/347 Camberwell Rd CAMBERWELL 3124
(VG)**

Agent Comments

 1  -  -

Price: \$455,000

Method: Sale

Date: 28/02/2023

Property Type: Strata Unit/Flat



206/770b Toorak Rd GLEN IRIS 3146 (REI/VG)

Agent Comments

 1  1  1

Price: \$420,000

Method: Private Sale

Date: 30/03/2023

Property Type: Apartment