

## 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

103/347 CAMBERWELL ROAD CAMBERWELL VIC 3124

### Indicative selling price

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

Single Price

or range  
between

\$380,000

&

\$400,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$900,000

Property type

Unit

Suburb

Camberwell

Period-from

01 Jun 2022

to

31 May 2023

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

113/138 CAMBERWELL ROAD HAWTHORN EAST VIC 3123	\$380,000	10-Mar-23
307/138 CAMBERWELL ROAD HAWTHORN EAST VIC 3123	\$380,000	17-Feb-23
202/20 CAMBERWELL ROAD HAWTHORN EAST VIC 3123	\$372,500	20-Jan-23

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: 20 June 2023


**113/138 CAMBERWELL ROAD  
HAWTHORN EAST VIC 3123**
 1
  1
  1

 Sold Price **\$380,000** Sold Date **10-Mar-23**

 Distance **0.83km**

**307/138 CAMBERWELL ROAD  
HAWTHORN EAST VIC 3123**
 1
  1
  1

 Sold Price Sold Date **17-Feb-23**

 Distance **0.83km**

**202/20 CAMBERWELL ROAD  
HAWTHORN EAST VIC 3123**
 1
  1
  1

 Sold Price **\$372,500** Sold Date **20-Jan-23**

 Distance **1.42km**

RS = Recent sale

UN = Undisclosed Sale

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