

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

312/347 CAMBERWELL ROAD 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

\$540,000

&

\$560,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$913,500

Property type

Unit

Suburb

Camberwell

Period-from

01 Feb 2022

to

31 Jan 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

2/421 TOORONGA ROAD HAWTHORN EAST VIC 3123

\$545,000

21-Dec-22

2/995 BURKE ROAD CAMBERWELL VIC 3124

\$580,999

15-Oct-22

605/8 MONTROSE STREET HAWTHORN EAST VIC 3123

\$550,000

07-Nov-22

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: 23 February 2023


**2/421 TOORONGA ROAD
HAWTHORN EAST VIC 3123**
 2  1  1

 Sold Price **\$545,000** Sold Date **21-Dec-22**

 Distance **1.45km**

**2/995 BURKE ROAD
CAMBERWELL VIC 3124**
 2  1  1

 Sold Price **\$580,999** Sold Date **15-Oct-22**

 Distance **1.23km**

**605/8 MONTROSE STREET
HAWTHORN EAST VIC 3123**
 2  2  1

 Sold Price **\$550,000** Sold Date **07-Nov-22**

 Distance **1.73km**

RS = Recent sale

UN = Undisclosed Sale

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