Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property	offered f	or sale
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Address Including suburb and postcode	

Indicative selling price

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

Range between \$640,000 & \$660,000	Range between	\$640,000	&	\$660,000
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Median sale price

Median price	\$755,000	Pro	perty Type	Jnit		Suburb	Camberwell
Period - From	01/04/2023	to	30/06/2023	So	ource	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

1	3/35 Acheron Av CAMBERWELL 3124	\$675,000	06/05/2023
2	6/35 Lithgow St GLEN IRIS 3146	\$610,000	04/03/2023
3			

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:	23/08/2023 13:11



Date of sale

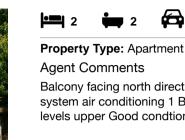
RT Edgar

Jenny Zhang 03 8888 2000 0450 809 188 izhang@rtedgar.com.au

Indicative Selling Price \$640,000 - \$660,000 **Median Unit Price**

June quarter 2023: \$755,000





Agent Comments Balcony facing north direction. Bedroom and living area facing east direction. 3 split system air conditioning 1 Basement car park with storage area Low density only two levels upper Good condtion! Must inspect!

Comparable Properties



3/35 Acheron Av CAMBERWELL 3124 (REI/VG) Agent Comments

Price: \$675,000 Method: Auction Sale Date: 06/05/2023

Property Type: Apartment



6/35 Lithgow St GLEN IRIS 3146 (REI/VG)

Price: \$610,000 Method: Auction Sale Date: 04/03/2023 Property Type: Unit

Agent Comments

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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