

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

5/220 Warrigal Road, Camberwell Vic 3124

Indicative selling price

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

Single price

\$569,000

Median sale price

Median price

\$850,000

Property Type

Unit

Suburb

Camberwell

Period - From

01/04/2021

to

30/06/2021

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	217a Highfield Rd CAMBERWELL 3124	\$600,000	03/06/2021
2	102/411 High St ASHBURTON 3147	\$525,000	19/04/2021
3	303/139 Burwood Hwy BURWOOD 3125	\$515,000	19/02/2021

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:

09/08/2021 17:05

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Indicative Selling Price

\$569,000

Median Unit Price

June quarter 2021: \$850,000



 2  1  1

Property Type: Unit

Agent Comments

Comparable Properties

217a Highfield Rd CAMBERWELL 3124 (VG)

Agent Comments

 2  -  -

Price: \$600,000

Method: Sale

Date: 03/06/2021

Property Type: Strata Unit/Flat

102/411 High St ASHBURTON 3147 (REI/VG)

Agent Comments

 2  1  1

Price: \$525,000

Method: Sold Before Auction

Date: 19/04/2021

Property Type: Apartment

Land Size: 221 sqm approx

303/139 Burwood Hwy BURWOOD 3125 (VG)

Agent Comments

 2  -  -

Price: \$515,000

Method: Sale

Date: 19/02/2021

Property Type: Strata Unit/Flat

Account - Woodards | P: 03 9805 1111 | F: 03 9805 1199