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

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For the mear	ning of this	Drice see	consumer vic a	ov.au/underquoting
	mig or ano	p1100 000	00110011101.vi0.g.	svida/ anaol quoting

Single price \$569,000

Median sale price

Median price	\$850,000	Pro	perty Type Uni	t		Suburb	Camberwell
Period - From	01/04/2021	to	30/06/2021	So	urce	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.

Add	dress 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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Property Type: Unit Agent Comments

Samuel Butson 9805 1111 0413 629 518 sbutson@woodards.com.au

Indicative Selling Price \$569,000 Median Unit Price June quarter 2021: \$850,000

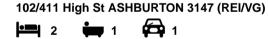
Comparable Properties

217a Highfield Rd CAMBERWELL 3124 (VG) Agent Comments



Price: \$600,000 Method: Sale Date: 03/06/2021 Property Type: Strata Unit/Flat

Agent Comments



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



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Price: \$515,000 Method: Sale Date: 19/02/2021 Property Type: Strata Unit/Flat

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



propertydata

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