

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

58 Radnor Street, Camberwell Vic 3124

Indicative selling price

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

Range between \$2,700,000 & \$2,900,000

Median sale price

Median price \$2,650,000 Property Type House Suburb Camberwell

Period - From 30/05/2021 to 29/05/2022 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	1 Judd St CAMBERWELL 3124	\$2,875,000	14/05/2022
2	18 Renwick St GLEN IRIS 3146	\$2,800,000	21/05/2022
3	47 Ferndale Rd GLEN IRIS 3146	\$2,800,000	22/04/2022

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:

30/05/2022 13:31

Greg Bowring

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Indicative Selling Price

\$2,700,000 - \$2,900,000

Median House Price

30/05/2021 - 29/05/2022: \$2,650,000



 4  2  2

Property Type: House

Land Size: 613 sqm approx

Agent Comments

Comparable Properties



1 Judd St CAMBERWELL 3124 (REI)

Agent Comments

 3  2  2

Price: \$2,875,000

Method: Auction Sale

Date: 14/05/2022

Property Type: House (Res)

Land Size: 512 sqm approx



18 Renwick St GLEN IRIS 3146 (REI)

Agent Comments

 4  2  2

Price: \$2,800,000

Method: Sold Before Auction

Date: 21/05/2022

Property Type: House (Res)

Land Size: 630 sqm approx



47 Ferndale Rd GLEN IRIS 3146 (REI)

Agent Comments

 4  2  2

Price: \$2,800,000

Method: Private Sale

Date: 22/04/2022

Property Type: House

Land Size: 600 sqm approx

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