

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

9 Butler Street, Camberwell Vic 3124

Indicative selling price

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

Range between \$1,000,000

&

\$1,100,000

Median sale price

Median price \$2,562,000

Property Type House

Suburb Camberwell

Period - From 01/10/2021

to 31/12/2021

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	22 Avenue Rd CAMBERWELL 3124	\$1,737,000	05/03/2022
2	69 Harold St HAWTHORN EAST 3123	\$1,190,000	02/04/2022
3	25 Carnarvon St HAWTHORN EAST 3123	\$1,100,000	13/01/2022

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:

06/04/2022 11:41



 3  1  0

Property Type: House

Agent Comments

Indicative Selling Price

\$1,000,000 - \$1,100,000

Median House Price

December quarter 2021: \$2,562,000

The agents believe that, at the time that this statement of information was created, there had been no sales that directly compared to 9 Butler St, Camberwell in terms of specifications, car accommodation, land size, condition or location over the previous 6-month period. The provided comparable properties are different in a number of ways, but were used to assist with determining price point.

Comparable Properties



22 Avenue Rd CAMBERWELL 3124 (REI)

 2  2  1

Price: \$1,737,000

Method: Auction Sale

Date: 05/03/2022

Property Type: House (Res)

Land Size: 242 sqm approx

Agent Comments

This property is a recent single fronted 2-bedroom sale on a similar land size in the direct vicinity of 9 Butler St; however, this property has undergone a significant renovation and offers off street parking.



69 Harold St HAWTHORN EAST 3123 (REI)

 2  1  2

Price: \$1,190,000

Method: Auction Sale

Date: 02/04/2022

Property Type: House (Res)

Agent Comments

Both 69 Harold St & 9 Butler St require work. Notwithstanding 69 Harold St requiring more work & having a heritage overlay, it is a wider allotment offering off-street parking (with R.O.W access) and is in Hawthorn East (generally higher price point).



25 Carnarvon St HAWTHORN EAST 3123 (REI/VG)

 2  1  1

Price: \$1,100,000

Method: Private Sale

Date: 13/01/2022

Property Type: House

Land Size: 225 sqm approx

Agent Comments

Both 25 Carnarvon St & 9 Butler St require work. Notwithstanding 25 Carnarvon St requiring more work & having a heritage overlay, it is a wider allotment offering off-street parking and is in Hawthorn East (generally higher price point).

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