

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

34 Webster Street, Camberwell Vic 3124

Indicative selling price

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

Range between

\$1,700,000

&

\$1,800,000

Median sale price*

Median price

\$2,150,000

Property Type

House

Suburb

Camberwell

Period - From

01/10/2021

to

23/03/2022

Source

realestate.com.au

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	10 Banksia St BURWOOD 3125	\$1,765,000	06/11/2021
2	713 Riversdale Rd CAMBERWELL 3124	\$1,730,000	12/02/2022
3	6 East Ct CAMBERWELL 3124	\$1,730,000	11/12/2021

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:

23/03/2022 22:21



Property Type:
Agent Comments

Indicative Selling Price
\$1,700,000 - \$1,800,000
Median House Price *
01/10/2021 - 23/03/2022: \$2,150,000
* Agent calculated median

Comparable Properties



10 Banksia St BURWOOD 3125 (REI/VG)

Agent Comments



Price: \$1,765,000
Method: Private Sale
Date: 06/11/2021
Property Type: House
Land Size: 638 sqm approx

713 Riversdale Rd CAMBERWELL 3124 (REI)

Agent Comments



Price: \$1,730,000
Method: Auction Sale
Date: 12/02/2022
Property Type: House (Res)
Land Size: 640 sqm approx



6 East Ct CAMBERWELL 3124 (REI/VG)

Agent Comments



Price: \$1,730,000
Method: Auction Sale
Date: 11/12/2021
Property Type: House (Res)
Land Size: 456 sqm approx

Account - RT Edgar Boroondara | P: 03 8888 2000 | F: 03 8888 2088