

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

3/107 Through Road, Camberwell Vic 3124

Indicative selling price

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

Range between \$2,200,000 & \$2,400,000

Median sale price

Median price \$2,876,000 Property Type House Suburb Camberwell

Period - From 01/07/2021 to 30/09/2021 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	1a Gavan St CAMBERWELL 3124	\$2,390,000	15/05/2021
2	20 Kalang Rd CAMBERWELL 3124	\$2,251,000	15/05/2021
3	84 Ellsworth Cr CAMBERWELL 3124	\$2,215,000	19/06/2021

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:

26/10/2021 17:58



Property Type:

Agent Comments

Comparable Properties



1a Gavan St CAMBERWELL 3124 (REI/VG)

Agent Comments



Price: \$2,390,000

Method: Auction Sale

Date: 15/05/2021

Property Type: House (Res)

Land Size: 589 sqm approx



20 Kalang Rd CAMBERWELL 3124 (REI/VG)

Agent Comments



Price: \$2,251,000

Method: Auction Sale

Date: 15/05/2021

Property Type: House (Res)

Land Size: 443 sqm approx



84 Ellsworth Cr CAMBERWELL 3124 (REI/VG)

Agent Comments



Price: \$2,215,000

Method: Sold Before Auction

Date: 19/06/2021

Property Type: House (Res)

Land Size: 348 sqm approx