# 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

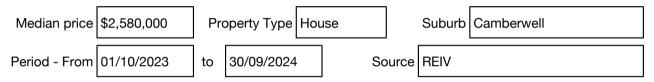
3/4 George Street, Camberwell Vic 3124

## Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting
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Single price \$1,400,000

#### Median sale price



## 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	82 Ellsworth Cr CAMBERWELL 3124	\$1,310,000	14/09/2024
2	1/2 Victor Rd GLEN IRIS 3146	\$1,388,000	10/08/2024
3	33 Ellsworth Cr CAMBERWELL 3124	\$1,385,000	22/06/2024

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:

21/12/2024 11:52



# woodards 🚾

Chris Gillon

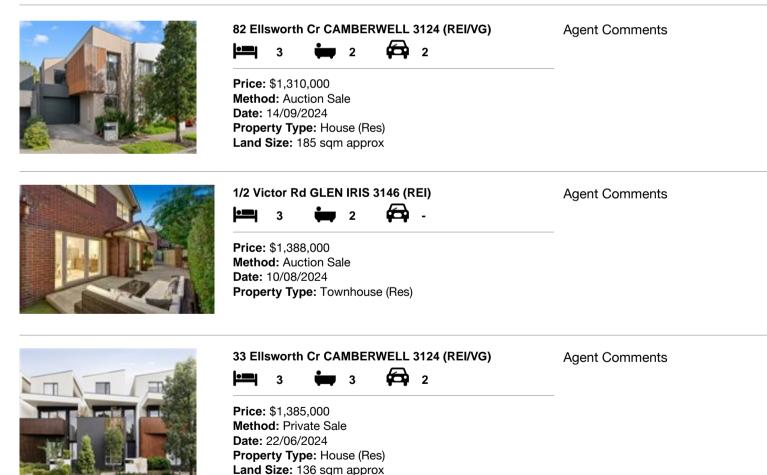




**Property Type:** Townhouse (Res) Agent Comments 03 9805 1111 0407 409 227 cgillon@woodards.com.au

Indicative Selling Price \$1,400,000 Median House Price Year ending September 2024: \$2,580,000

# **Comparable Properties**



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



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