

## 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

Brand new luxury sub penthouse ground floor 3 bedroom 3  
bathroom 2 car CAMBERWELL VIC 3124

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$2,200,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$2,580,000

Property type

Other

Suburb

Camberwell

Period-from

01 Dec 2022

to

30 Nov 2023

Source

Corelogic

### 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 6 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

Address of comparable property	Price	Date of sale
5/52 SEYMOUR GROVE CAMBERWELL VIC 3124	\$2,100,000	04-Aug-23

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 6 months.

This Statement of Information was prepared on: 07 December 2023

**5/52 SEYMOUR GROVE  
CAMBERWELL VIC 3124**

3 3 2

Sold Price **\$2,100,000** Sold Date **04-Aug-23**Distance **1.22km**

RS = Recent sale

UN = Undisclosed Sale

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