

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 203/439 Camberwell Road, Camberwell Vic 3124

Indicative selling price

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

Range between \$1,300,000 & \$1,430,000

Median sale price

Median price \$889,500 Property Type Unit Suburb Camberwell

Period - From 01/07/2024 to 30/09/2024 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	107/770d Toorak Rd GLEN IRIS 3146	\$1,270,000	22/07/2024
2	105/437 Camberwell Rd CAMBERWELL 3124	\$1,635,000	01/06/2024
3	3/188 Canterbury Rd CANTERBURY 3126	\$1,420,000	25/05/2024

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: 20/11/2024 11:04



Property Type:
Agent Comments

Indicative Selling Price
\$1,300,000 - \$1,430,000
Median Unit Price
September quarter 2024: \$889,500

Comparable Properties



107/770d Toorak Rd GLEN IRIS 3146 (REI)

Agent Comments



Price: \$1,270,000
Method: Private Sale
Date: 22/07/2024
Property Type: Apartment
Land Size: 268 sqm approx



105/437 Camberwell Rd CAMBERWELL 3124 (REI/VG)

Agent Comments



Price: \$1,635,000
Method: Private Sale
Date: 01/06/2024
Property Type: Apartment



3/188 Canterbury Rd CANTERBURY 3126 (REI/VG)

Agent Comments



Price: \$1,420,000
Method: Private Sale
Date: 25/05/2024
Property Type: Apartment

Account - Heavyside



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