

# 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

3/11 Orange Grove, Camberwell Vic 3124

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$750,000 & \$800,000

### Median sale price

Median price \$795,000

Property Type Unit

Suburb Camberwell

Period - From 29/06/2020

to 28/06/2021

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	2/33 Logan St CANTERBURY 3126	\$818,000	22/05/2021
2	7/564 Riversdale Rd CAMBERWELL 3124	\$778,000	27/03/2021
3			

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:

29/06/2021 16:22



 2  1  1

**Property Type:** Unit

**Agent Comments**

**Indicative Selling Price**

\$750,000 - \$800,000

**Median Unit Price**

29/06/2020 - 28/06/2021: \$795,000

## Comparable Properties



**2/33 Logan St CANTERBURY 3126 (REI)**

**Agent Comments**

 2  1  1

**Price:** \$818,000

**Method:** Private Sale

**Date:** 22/05/2021

**Property Type:** Unit



**7/564 Riversdale Rd CAMBERWELL 3124 (REI)** **Agent Comments**

 2  1  1

**Price:** \$778,000

**Method:** Auction Sale

**Date:** 27/03/2021

**Property Type:** Unit

**Land Size:** 84 sqm approx

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.