## Statement of Information Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 3/11 Orange Grove, Camberwell Vic 3124

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au/	<i>underquot</i>	ting		
Range betweer	\$750,000		&		\$800,000			
Median sale pr	rice							
Median price	\$795,000	Pro	operty Type	Unit			Suburb	Camberwell
Period - From	29/06/2020	to	28/06/2021		So	urce	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress 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**<sup>\*</sup> 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







**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)



Price: \$818,000 Method: Private Sale Date: 22/05/2021 Property Type: Unit Agent Comments



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



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.

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





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.