

# 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 242/347 Camberwell Road, 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 \$420,000 & \$440,000

### Median sale price

Median price \$860,000 Property Type Unit Suburb Camberwell

Period - From 01/01/2020 to 31/03/2020 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	4/827 Burwood Rd HAWTHORN EAST 3123	\$446,800	05/03/2020
2	303/770c Toorak Rd GLEN IRIS 3146	\$425,000	03/03/2020
3	4/280 Riversdale Rd HAWTHORN EAST 3123	\$416,000	07/02/2020

**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: 22/05/2020 09:59



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**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**

\$420,000 - \$440,000

**Median Unit Price**

March quarter 2020: \$860,000

## Comparable Properties



**4/827 Burwood Rd HAWTHORN EAST 3123 (REI)**

Agent Comments

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**Price:** \$446,800

**Method:** Sold Before Auction

**Date:** 05/03/2020

**Property Type:** Apartment



**303/770c Toorak Rd GLEN IRIS 3146 (REI)**

Agent Comments

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**Price:** \$425,000

**Method:** Sale by Tender

**Date:** 03/03/2020

**Property Type:** Apartment



**4/280 Riversdale Rd HAWTHORN EAST 3123 (REI)**

Agent Comments

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**Price:** \$416,000

**Method:** Sold Before Auction

**Date:** 07/02/2020

**Property Type:** Apartment