## 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

4/4 George Street, Camberwell Vic 3124

#### Indicative selling price

| For the meaning | of this price see | cons | sumer.vic.go | v.au/ | /underquot  | ing  |        |            |
|-----------------|-------------------|------|--------------|-------|-------------|------|--------|------------|
| Range betwee    | \$1,150,000       |      | &            |       | \$1,260,000 |      |        |            |
| Median sale p   | rice              |      |              |       |             |      |        |            |
| Median price    | \$2,565,000       | Pro  | operty Type  | Hou   | se          |      | Suburb | Camberwell |
| Period - From   | 01/07/2023        | to   | 30/06/2024   |       | 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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

| Ade | dress of comparable property  | Price       | Date of sale |
|-----|-------------------------------|-------------|--------------|
| 1   | 2/19 Alfred Rd GLEN IRIS 3146 | \$1,345,000 | 22/06/2024   |
| 2   | 2/8 Garden Rd CAMBERWELL 3124 | \$1,297,000 | 19/06/2024   |
| 3   | 3/5 Leeds St CANTERBURY 3126  | \$1,230,000 | 12/04/2024   |

OR

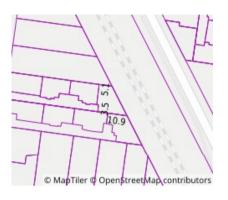
**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

16/08/2024 08:04



## woodards 🚾





Rooms: 5 Property Type: Townhouse Agent Comments Chris Gillon 03 9805 1111 0407 409 227 cgillon@woodards.com.au

Indicative Selling Price \$1,150,000 - \$1,260,000 Median House Price Year ending June 2024: \$2,565,000

# **Comparable Properties**



2/19 Alfred Rd GLEN IRIS 3146 (REI)



Price: \$1,345,000 Method: Auction Sale Date: 22/06/2024 Property Type: Townhouse (Res) Agent Comments

Agent Comments



Price: \$1,297,000 Method: Private Sale Date: 19/06/2024 Property Type: Unit

3

3/5 Leeds St CANTERBURY 3126 (REI/VG)

2/8 Garden Rd CAMBERWELL 3124 (REI)

1

**6** 2



Agent Comments



Price: \$1,230,000 Method: Private Sale Date: 12/04/2024 Property Type: Townhouse (Res)

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



propertydata

The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. 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.