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

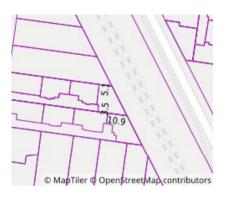
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

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

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