

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 consumer.vic.gov.au/underquoting

Range between

\$1,150,000

&

\$1,260,000

Median sale price

Median price

\$2,565,000

Property Type

House

Suburb

Camberwell

Period - From

01/07/2023

to

30/06/2024

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	2/19 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

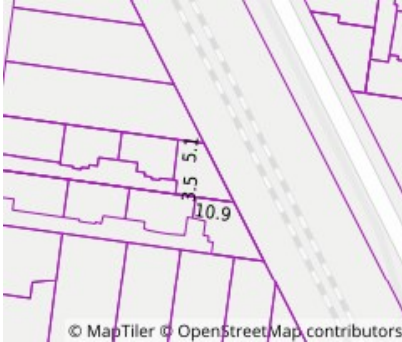
OR

~~**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

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Rooms: 5
Property Type: Townhouse
Agent Comments

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)

Agent Comments



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



2/8 Garden Rd CAMBERWELL 3124 (REI)

Agent Comments



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



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

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