

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

3/2-4 Georgina Parade, Camberwell Vic 3124

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$935,000

Median sale price

Median price

\$896,250

Property Type

Unit

Suburb

Camberwell

Period - From

01/07/2021

to

30/09/2021

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	1/8 Cooloongatta Rd CAMBERWELL 3124	\$961,000	30/10/2021
2	3/60 Iris Rd GLEN IRIS 3146	\$935,000	05/10/2021
3	3/38 Donna Buang St CAMBERWELL 3124	\$930,000	27/10/2021

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:

06/11/2021 14:53



 2  2  1

Property Type: Unit
Agent Comments

Indicative Selling Price

\$935,000

Median Unit Price

September quarter 2021: \$896,250

Comparable Properties



1/8 Cooloongatta Rd CAMBERWELL 3124 (REI)

Agent Comments

 2  1  1

Price: \$961,000

Method: Auction Sale

Date: 30/10/2021

Property Type: Unit



3/60 Iris Rd GLEN IRIS 3146 (REI)

Agent Comments

 2  1  2

Price: \$935,000

Method: Private Sale

Date: 05/10/2021

Property Type: Villa



3/38 Donna Buang St CAMBERWELL 3124 (REI)

Agent Comments

 2  1  1

Price: \$930,000

Method: Private Sale

Date: 27/10/2021

Property Type: Unit