## Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Price

Property	offered	for sale
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Address	3/211 Highfield Road, Camberwell Vic 3124
Including suburb and	
postcode	

#### Indicative selling price

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

Range between \$1,300,000	&	\$1,400,000
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#### Median sale price

Median price	\$1,500,000	Pro	perty Type To	wnhouse		Suburb	Camberwell
Period - From	01/02/2024	to	31/01/2025	So	ource	Property	/ Data

### 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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

#### Address of comparable property

Au	areas or comparable property	1 1100	Date of Sale
1	3/2-4 Kalang Rd CAMBERWELL 3124	\$1,300,000	19/12/2024
2	2c Grandview Av GLEN IRIS 3146	\$1,320,000	14/09/2024
3			

#### 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.

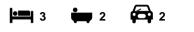
This Statement of Information was prepared on:	01/02/2025 10:16



Date of sale







Rooms: 6

Property Type: Townhouse

(Single)

Agent Comments

**Indicative Selling Price** \$1,300,000 - \$1,400,000 **Median Townhouse Price** 01/02/2024 - 31/01/2025: \$1,500,000

## Comparable Properties



3/2-4 Kalang Rd CAMBERWELL 3124 (REI)

2

Price: \$1,300,000 Method: Private Sale Date: 19/12/2024

Property Type: Townhouse (Single)

Agent Comments



2c Grandview Av GLEN IRIS 3146 (REI/VG)

**Agent Comments** 

Price: \$1,320,000 Method: Auction Sale Date: 14/09/2024

Property Type: Townhouse (Res) Land Size: 285 sqm approx

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.

#### Account - VICPROP



