

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

G1/565 CAMBERWELL ROAD CAMBERWELL VIC 3124

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$320,000

&

\$350,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$900,000

Property type

Unit

Suburb

Camberwell

Period-from

01 Mar 2023

to

29 Feb 2024

Source

Corelogic

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 6 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

G14/565 CAMBERWELL ROAD CAMBERWELL VIC 3124	\$390,000	04-Dec-23
302/849 BURWOOD ROAD HAWTHORN EAST VIC 3123	\$345,000	22-Dec-23
205/565 CAMBERWELL ROAD CAMBERWELL VIC 3124	\$346,000	30-Sep-23

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 6 months.~~

This Statement of Information was prepared on: 18 March 2024



**G14/565 CAMBERWELL ROAD
CAMBERWELL VIC 3124**

1 1 1

Sold Price **\$390,000** Sold Date **04-Dec-23**

Distance **0km**



**302/849 BURWOOD ROAD
HAWTHORN EAST VIC 3123**

1 1 1

Sold Price ^{RS} **\$345,000** Sold Date **22-Dec-23**

Distance **2.52km**



**205/565 CAMBERWELL ROAD
CAMBERWELL VIC 3124**

1 1 1

Sold Price **\$346,000** Sold Date **30-Sep-23**

Distance **0.02km**

RS = Recent sale

UN = Undisclosed Sale

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