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	43 Through Road, Camberwell Vic 3124

Indicative selling price

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

Single price $1,950,000

Median sale price

Median price $2,435,000 Property Type House Suburb Camberwell

Period - From 01/01/2021 to 31/03/2021 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	16 Darling Av CAMBERWELL 3124	$1,925,000	15/05/2021
2	46 Fairview Av CAMBERWELL 3124	$2,020,000	13/05/2021
3	12 Regent St CAMBERWELL 3124	$2,060,000	29/01/2021

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: 16/06/2021 13:50

43 Through Road, Camberwell Vic 3124



3 1 2

Property Type:
Divorce/Estate/Family Transfers
Land Size: 766 sqm approx

Agent Comments

Indicative Selling Price
$1,950,000
Median House Price
March quarter 2021: $2,435,000

Comparable Properties



16 Darling Av CAMBERWELL 3124 (REI)

4 3 2

Price: $1,925,000
Method: Auction Sale
Date: 15/05/2021
Property Type: House (Res)
Land Size: 600 sqm approx

Agent Comments



46 Fairview Av CAMBERWELL 3124 (REI)

5 2 1

Price: $2,020,000
Method: Auction Sale
Date: 13/05/2021
Property Type: House (Res)
Land Size: 605 sqm approx

Agent Comments



12 Regent St CAMBERWELL 3124 (REI)

- - -

Price: $2,060,000
Method: Sold Before Auction
Date: 29/01/2021
Property Type: Land (Res)
Land Size: 947 sqm approx

Agent Comments

Account - Belle Property Balwyn | P: 03 9830 7000 | F: 03 9830 7017

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.