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	1 Smith Road, Camberwell Vic 3124

Indicative selling price

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

Range between $1,500,000 & $1,600,000

Median sale price

Median price $2,650,000 Property Type House Suburb Camberwell

Period - From 22/07/2021 to 21/07/2022 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 Tyne St CAMBERWELL 3124	$1,585,000	02/04/2022
2	9 Hillside Pde GLEN IRIS 3146	$1,530,000	14/05/2022
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: 22/07/2022 12:28

1 Smith Road, Camberwell Vic 3124



2 1 1

Rooms: 4
Property Type: House (Previously Occupied - Detached)
Land Size: 557 sqm approx

Agent Comments

Indicative Selling Price
$1,500,000 - $1,600,000
Median House Price
22/07/2021 - 21/07/2022: $2,650,000

Comparable Properties



1 Tyne St CAMBERWELL 3124 (REI/VG)

3 2 2

Price: $1,585,000
Method: Auction Sale
Date: 02/04/2022
Property Type: House (Res)
Land Size: 608 sqm approx

Agent Comments



9 Hillside Pde GLEN IRIS 3146 (REI)

2 1 2

Price: $1,530,000
Method: Auction Sale
Date: 14/05/2022
Property Type: House (Res)
Land Size: 639 sqm approx

Agent Comments

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

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