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	6/17 Garden Road, Camberwell Vic 3124

Indicative selling price

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

Range between $670,000 & $720,000

Median sale price

Median price $815,500 Property Type Unit Suburb Camberwell

Period - From 08/02/2022 to 07/02/2023 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	7/115 Wattle Valley Rd CAMBERWELL 3124	$700,000	26/10/2022
2	7/25 Roslyn St BURWOOD 3125	$725,000	01/10/2022
3	9/19 Elm St SURREY HILLS 3127	$735,000	08/10/2022

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: 08/02/2023 15:35

6/17 Garden Road, Camberwell Vic 3124



2 1 1

Property Type: Unit

Agent Comments

Indicative Selling Price
$670,000 - $720,000
Median Unit Price
08/02/2022 - 07/02/2023: $815,500

Comparable Properties



7/115 Wattle Valley Rd CAMBERWELL 3124 (REI/VG)

2 1 2

Price: $700,000
Method: Private Sale
Date: 26/10/2022
Property Type: Unit

Agent Comments



7/25 Roslyn St BURWOOD 3125 (REI/VG)

2 1 1

Price: $725,000
Method: Auction Sale
Date: 01/10/2022
Property Type: Unit

Agent Comments



9/19 Elm St SURREY HILLS 3127 (REI/VG)

2 1 1

Price: $735,000
Method: Auction Sale
Date: 08/10/2022
Property Type: Unit

Agent Comments

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

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