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	2/2 High Road, Camberwell Vic 3124

Indicative selling price

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

Range between $1,800,000 & $1,980,000

Median sale price

Median price $2,656,500 Property Type House Suburb Camberwell

Period - From 01/01/2022 to 31/12/2022 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	6a Wills St HAWTHORN EAST 3123	$2,200,000	21/12/2022
2	2/57 Seymour Gr CAMBERWELL 3124	$1,746,000	13/12/2022
3	3/919 Toorak Rd CAMBERWELL 3124	$1,621,000	26/11/2022

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: 09/03/2023 12:04

2/2 High Road, Camberwell Vic 3124

Greg Bowring
03 9830 7000
0400 641 580
greg.bowring@belleproperty.com



4 2 2

Rooms: 8
Property Type: Townhouse
Land Size: 315 sqm approx

Agent Comments

Indicative Selling Price
$1,800,000 - $1,980,000
Median House Price
Year ending December 2022: $2,656,500

Comparable Properties



6a Wills St HAWTHORN EAST 3123 (REI)

3 2 2

Price: $2,200,000
Method: Private Sale
Date: 21/12/2022
Property Type: Townhouse (Single)

Agent Comments

On a similar land size of 368sqm approx.; however, is a side-by-side townhouse with its' own street frontage & is a Hawthorn East address.



2/57 Seymour Gr CAMBERWELL 3124 (REI)

3 2 2

Price: $1,746,000
Method: Private Sale
Date: 13/12/2022
Property Type: Townhouse (Single)

Agent Comments

Is located in a close proximity to High Road; however, is one of three in the development, is on a smaller allotment of 196sqm approx. and is on a main road.



3/919 Toorak Rd CAMBERWELL 3124 (REI)

3 2 2

Price: $1,621,000
Method: Auction Sale
Date: 26/11/2022
Property Type: House (Res)

Agent Comments

Is located in a close proximity to High Road; however, It has its' own street frontage, is on a smaller allotment of land (238sqm approx.) and is one of three in the development.

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