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	317/347 Camberwell Road, Camberwell Vic 3124

Indicative selling price

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

Range between $430,000 & $460,000

Median sale price

Median price $830,000 Property Type Unit Suburb Camberwell

Period - From 01/01/2023 to 31/12/2023 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	7/894 Burke Rd CANTERBURY 3126	$455,000	17/02/2024
2	9/333 Auburn Rd HAWTHORN 3122	$455,000	16/11/2023
3	3/24 Auburn Gr HAWTHORN EAST 3123	$430,000	11/11/2023

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: 09/04/2024 12:17

317/347 Camberwell Road, Camberwell Vic 3124



2 1 1

Property Type: Apartment
Land Size: 60 sqm approx

Agent Comments

Indicative Selling Price
$430,000 - $460,000
Median Unit Price
Year ending December 2023: $830,000

Comparable Properties



7/894 Burke Rd CANTERBURY 3126 (REI)

2 1 1

Price: $455,000
Method: Private Sale
Date: 17/02/2024
Property Type: Apartment

Agent Comments



9/333 Auburn Rd HAWTHORN 3122 (REI/VG)

2 1 1

Price: $455,000
Method: Sold Before Auction
Date: 16/11/2023
Property Type: Unit

Agent Comments



3/24 Auburn Gr HAWTHORN EAST 3123 (REI/VG)

2 1 1

Price: $430,000
Method: Private Sale
Date: 11/11/2023
Property Type: Apartment

Agent Comments

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

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