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	9 Thomas Street, Camberwell Vic 3124

Indicative selling price

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

Single price $1,850,000

Median sale price

Median price $2,732,500 Property Type House Suburb Camberwell

Period - From 01/10/2022 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	197 Wattle Valley Rd CAMBERWELL 3124	$1,850,000	14/02/2023
2	2 Outlook Dr CAMBERWELL 3124	$1,800,000	14/11/2022
3	13 Lodge Rd CAMBERWELL 3124	$1,800,000	10/12/2022

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: 27/02/2023 15:02

9 Thomas Street, Camberwell Vic 3124

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4 2 1

Property Type: House
Land Size: 574 sqm approx

Agent Comments

Indicative Selling Price
$1,850,000
Median House Price
December quarter 2022: $2,732,500

Comparable Properties



197 Wattle Valley Rd CAMBERWELL 3124 (REI)

3 1 2

Price: $1,850,000
Method: Sold Before Auction
Date: 14/02/2023
Property Type: House (Res)
Land Size: 638 sqm approx

Agent Comments



2 Outlook Dr CAMBERWELL 3124 (REI/VG)

4 2 3

Price: $1,800,000
Method: Private Sale
Date: 14/11/2022
Property Type: House
Land Size: 650 sqm approx

Agent Comments



13 Lodge Rd CAMBERWELL 3124 (REI)

3 1 1

Price: $1,800,000
Method: Private Sale
Date: 10/12/2022
Property Type: House
Land Size: 697 sqm approx

Agent Comments

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