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	4/22 Prospect Hill Road, Camberwell Vic 3124

Indicative selling price

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

Single price $2,695,000

Median sale price

Median price $1,452,000 Property Type Townhouse Suburb Camberwell

Period - From 03/12/2023 to 02/12/2024 Source Property Data

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	11 Fairholm Gr CAMBERWELL 3124	$2,610,000	30/11/2024
2	4/157-159 Prospect Hill Rd CANTERBURY 3126	$2,725,000	24/08/2024
3	9 Tallis Cl CAMBERWELL 3124	$3,100,000	22/06/2024

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: 03/12/2024 14:57