

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

g44/347 Camberwell Road, Camberwell Vic 3124

Indicative selling price

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

Range between

\$455,000

&

\$500,000

Median sale price

Median price

\$662,500

Property Type

Unit

Suburb

Camberwell

Period - From

19/11/2023

to

18/11/2024

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	2/36 Auburn Gr HAWTHORN EAST 3123	\$480,000	26/10/2024
2	201/28 Auburn Gr HAWTHORN EAST 3123	\$470,000	03/09/2024
3	207/480 Riversdale Rd HAWTHORN EAST 3123	\$500,000	12/08/2024

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:

19/11/2024 10:45

g44/347 Camberwell Road, Camberwell Vic 3124



Sarah Risteski
9810 5000
0406 771 128

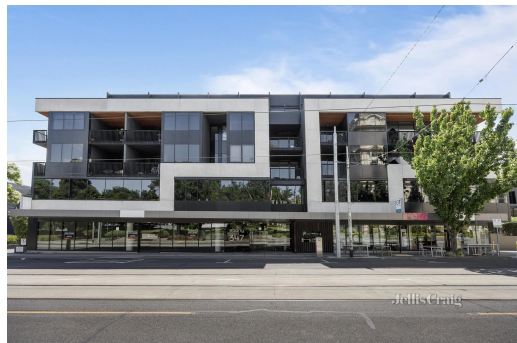
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Indicative Selling Price

\$455,000 - \$500,000

Median Unit Price

19/11/2023 - 18/11/2024: \$662,500



1 1 1

Property Type: Apartment

Land Size: 50 sqm approx

Agent Comments

Comparable Properties



2/36 Auburn Gr HAWTHORN EAST 3123 (REI)

Agent Comments

1 1 1

Price: \$480,000

Method: Auction Sale

Date: 26/10/2024

Property Type: Unit



201/28 Auburn Gr HAWTHORN EAST 3123 (REI/VG)

Agent Comments

1 1 1

Price: \$470,000

Method: Private Sale

Date: 03/09/2024

Property Type: Apartment



207/480 Riversdale Rd HAWTHORN EAST 3123 (REI/VG) **Agent Comments**

1 1 1

Price: \$500,000

Method: Auction Sale

Date: 12/08/2024

Property Type: Unit

Account - Jellis Craig | P: 03 9810 5000 | F: 03 9819 2511



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