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	120 Through Road, Camberwell Vic 3124

Indicative selling price

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

Range between $1,800,000 & $1,900,000

Median sale price

Median price $2,452,000 Property Type House Suburb Camberwell

Period - From 01/04/2024 to 30/06/2024 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	17 Lambourne St SURREY HILLS 3127	$1,915,000	20/07/2024
2	14 Joffre St CAMBERWELL 3124	$1,842,000	18/05/2024
3	62 Highfield Rd CANTERBURY 3126	$1,800,000	03/05/2024

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: 30/08/2024 08:15

120 Through Road, Camberwell Vic 3124

shelter.
Real Estate
Will Anderson
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4 2 2

Rooms: 6
Property Type: House
Land Size: 645 sqm approx

Indicative Selling Price
$1,800,000 - $1,900,000
Median House Price
June quarter 2024: $2,452,000

Agent Comments

Providing remarkable potential and exceptional scope to modernise with a luxurious renovation or rebuild entirely (STCA) for a quality family lifestyle within a prestigious pocket.

Comparable Properties



17 Lambourne St SURREY HILLS 3127 (REI)

3 3 2

Price: $1,915,000
Method: Auction Sale
Date: 20/07/2024
Property Type: House (Res)
Land Size: 732 sqm approx

Agent Comments



14 Joffre St CAMBERWELL 3124 (REI)

3 2 2

Price: $1,842,000
Method: Auction Sale
Date: 18/05/2024
Property Type: House (Res)

Agent Comments



62 Highfield Rd CANTERBURY 3126 (REI)

4 1 1

Price: $1,800,000
Method: Sold Before Auction
Date: 03/05/2024
Property Type: House (Res)
Land Size: 379 sqm approx

Agent Comments

REIV THE DIFFERENCE
propertydata.com.au

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