Statement of Information

Multiple residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Unit offered for sale

Address Including suburb or locality and postcode	1, 4, 6/142-144 Warrigal Road, Camberwell Vic 3124

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Unit type or class e.g. One bedroom units	Single price		Lower price		Higher price
No1. Townhouse		Or range between	$1,460,000	&	$1,606,000
No4. Townhouse		Or range between	$1,260,000	&	$1,386,000
No6. Townhouse		Or range between	$1,150,000	&	$1,265,000
		Or range between		&	
		Or range between		&	

Additional entries may be included or attached as required.

Suburb unit median sale price

Median price	$865,000		Suburb or locality	Camberwell	
Period - From	17/05/2021	to	16/05/2022	Source	REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the details of the three units that the estate agent or agent's representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last 18 months, and located within five kilometres of the unit for sale.

Unit type or class (e.g. One bedroom units)	Address of comparable unit	Price	Date of sale
No1. Townhouse	1/151 Wattle Valley Rd CAMBERWELL 3124	$1,510,000	14/04/2022
	2/16 Jervis St CAMBERWELL 3124	$1,500,000	16/03/2022
	5 Boundary La CAMBERWELL 3124	$1,460,000	22/01/2022

Unit type or class (e.g. One bedroom units)	Address of comparable unit	Price	Date of sale
No4. Townhouse	1/25 Newton St SURREY HILLS 3127	$1,378,000	12/05/2022
	2/47 Cadorna St BOX HILL SOUTH 3128	$1,291,000	07/04/2022
	2/35 Stott St BOX HILL SOUTH 3128	$1,260,000	18/12/2021

Unit type or class (e.g. One bedroom units)	Address of comparable unit	Price	Date of sale
No6. Townhouse	2/47 Cadorna St BOX HILL SOUTH 3128	$1,291,000	07/04/2022
	2/35 Stott St BOX HILL SOUTH 3128	$1,260,000	18/12/2021
	1/20 Cumming St BURWOOD 3125	$1,100,000	20/01/2022

Unit type or class (e.g. One bedroom units)	Address of comparable unit	Price	Date of sale

Unit type or class (e.g. One bedroom units)	Address of comparable unit	Price	Date of sale

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within five kilometres of the unit for sale in the last 18 months.

This Statement of Information was prepared on: 17/05/2022 10:04