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	1/2 Trumper Street, Camberwell Vic 3124
Including suburb and	
postcode	

Indicative selling price

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

Range between \$1,500,000	&	\$1,650,000
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Median sale price

Median price	\$1,625,000	Pro	perty Type T	ownhouse		Suburb	Camberwell
Period - From	13/02/2023	to	12/02/2024	9	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

Add	dress of comparable property	Price	Date of sale
1	2/53 Spencer Rd CAMBERWELL 3124	\$1,650,000	14/10/2023
2	1/2 Tyne St CAMBERWELL 3124	\$1,588,000	09/12/2023
3	3/37 Donna Buang St CAMBERWELL 3124	\$1,540,000	18/11/2023

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	13/02/2024 11:32









Rooms: 6

Property Type: Unit **Agent Comments**

Indicative Selling Price \$1,500,000 - \$1,650,000 **Median Townhouse Price** 13/02/2023 - 12/02/2024: \$1,625,000

Comparable Properties



2/53 Spencer Rd CAMBERWELL 3124 (REI/VG) Agent Comments

Price: \$1,650,000 Method: Auction Sale Date: 14/10/2023

Property Type: Townhouse (Res)



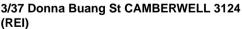
1/2 Tyne St CAMBERWELL 3124 (REI)

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Price: \$1,588,000 Method: Auction Sale Date: 09/12/2023

Property Type: Townhouse (Res)

Agent Comments



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Price: \$1,540,000 Method: Auction Sale Date: 18/11/2023

Property Type: Townhouse (Res) Land Size: 301 sqm approx

Agent Comments

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