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

1/3 Through Road, Camberwell Vic 3124

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$1,650,000		&		\$1,690,000					
Median sale price										
Median price	\$1,691,665	Pro	operty Type	Том	nhouse		Suburb	Camberwell		
Period - From	19/07/2022	to	18/07/2023		So	ource	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ade	dress of comparable property	Price	Date of sale
1	3/3 Stornoway Rd CAMBERWELL 3124	\$1,708,330	09/02/2023
2			
3			

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.

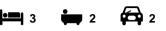
This Statement of Information was prepared on:

19/07/2023 09:17









Rooms: 5 Property Type: House Indicative Selling Price \$1,650,000 - \$1,690,000 Median Townhouse Price 19/07/2022 - 18/07/2023: \$1,691,665

Comparable Properties



3/3 Stornoway Rd CAMBERWELL 3124 (REI/VG)



Price: \$1,708,330 Method: Private Sale Date: 09/02/2023 Property Type: Townhouse (Single) Land Size: 208 sqm approx Agent Comments

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.

Account - Jellis Craig | P: 98305966





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