

# 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

1/5 St Johns Avenue, Camberwell Vic 3124

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$400,000 & \$440,000

### Median sale price

Median price \$820,000 Property Type Unit Suburb Camberwell

Period - From 01/07/2022 to 30/06/2023 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	11/799 Burwood Rd HAWTHORN EAST 3123	\$460,000	22/08/2023
2	7/158 Victoria Rd HAWTHORN EAST 3123	\$430,000	06/09/2023
3	5/36 Auburn Gr HAWTHORN EAST 3123	\$410,000	25/07/2023

**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:

03/10/2023 14:25



Rooms: 2

Property Type: Unit

Agent Comments

## Comparable Properties



11/799 Burwood Rd HAWTHORN EAST 3123 (REI)

Agent Comments



Price: \$460,000

Method: Sold Before Auction

Date: 22/08/2023

Property Type: Apartment



7/158 Victoria Rd HAWTHORN EAST 3123 (REI)

Agent Comments



Price: \$430,000

Method: Private Sale

Date: 06/09/2023

Property Type: Apartment



5/36 Auburn Gr HAWTHORN EAST 3123 (REI/VG)

Agent Comments



Price: \$410,000

Method: Private Sale

Date: 25/07/2023

Property Type: Apartment