### 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 1/5 Through Road, Camberwell Vic 3124 Including suburb and postcode

#### Indicative selling price

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

\$1,800,000 Range between \$1,700,000 &

#### Median sale price\*

Median price	\$2,530,000	Pro	perty Type	House		Suburb	Camberwell
Period - From	19/08/2023	to	13/12/2023		Source	30/1/24	

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

Α\* 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	1/19 Albert St SURREY HILLS 3127	\$1,975,000	13/12/2023
2	5/71 Through Rd CAMBERWELL 3124	\$1,870,000	25/11/2023
3	1/3 Through Rd CAMBERWELL 3124	\$1,855,000	19/08/2023

#### 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:	30/01/2024 12:19



<sup>\*</sup> The median sale price is provided to comply with section 47AF (2)(b) of the Estate Agents Act 1980. The median selling price for a residential property sold in the same suburb or locality in which the property offered for sale is located has been calculated on the sale prices of 3 residential properties sold during the period specified by the section. Because of the small number of sales, the median selling price is unlikely to be meaningful statistically and should be considered accordingly.











Property Type: Front Town House

with Own Driveway

Land Size: 301 sqm approx

**Agent Comments** 

**Indicative Selling Price** \$1,700,000 - \$1,800,000 Median House Price \*

19/08/2023 - 13/12/2023: \$2,530,000 \* Agent calculated median based on 3 sales

## Comparable Properties



1/19 Albert St SURREY HILLS 3127 (REI)





Price: \$1,975,000

Method: Sold Before Auction

Date: 13/12/2023 Property Type: Unit Agent Comments



5/71 Through Rd CAMBERWELL 3124 (REI)







Price: \$1,870,000 Method: Auction Sale Date: 25/11/2023

Property Type: Townhouse (Res)

Agent Comments

Agent Comments



1/3 Through Rd CAMBERWELL 3124 (REI/VG)





Price: \$1,855,000 Method: Auction Sale Date: 19/08/2023

Property Type: Townhouse (Res)

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