

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

104/437 Camberwell Road, Camberwell Vic 3124

Indicative selling price

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

Range between \$810,000 & \$890,000

Median sale price

Median price \$953,000 Property Type Unit Suburb Camberwell

Period - From 01/01/2024 to 31/03/2024 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	101/2-4 Gascoyne St CANTERBURY 3126	\$910,000	23/03/2024
2	101/59 Canterbury Rd CANTERBURY 3126	\$827,500	28/12/2023
3	515/138 Camberwell Rd HAWTHORN EAST 3123	\$800,000	27/02/2024

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:

27/05/2024 16:42



Property Type:
Agent Comments

Indicative Selling Price
\$810,000 - \$890,000
Median Unit Price
March quarter 2024: \$953,000

Comparable Properties



101/2-4 Gascoyne St CANTERBURY 3126 (REI) Agent Comments



Price: \$910,000
Method: Private Sale
Date: 23/03/2024
Property Type: Apartment



101/59 Canterbury Rd CANTERBURY 3126 (REI/VG) Agent Comments



Price: \$827,500
Method: Private Sale
Date: 28/12/2023
Property Type: Apartment
Land Size: 312 sqm approx



515/138 Camberwell Rd HAWTHORN EAST 3123 (REI) Agent Comments



Price: \$800,000
Method: Private Sale
Date: 27/02/2024
Property Type: Unit

Account - Marshall White | P: 03 9822 9999