

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

105/50 Seymour Grove, Camberwell Vic 3124

Indicative selling price

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

Range between \$460,000 & \$495,000

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 | 204/28 Auburn Gr HAWTHORN EAST 3123 | \$485,000 | 31/01/2024 |
| 2 | 506/480 Riversdale Rd HAWTHORN EAST 3123 | \$460,000 | 12/02/2024 |
| 3 | 809/480 Riversdale Rd HAWTHORN EAST 3123 | \$455,000 | 15/04/2024 |

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:

30/05/2024 14:46



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Property Type: Apartment

Agent Comments

Indicative Selling Price

\$460,000 - \$495,000

Median Unit Price

March quarter 2024: \$953,000

Comparable Properties



204/28 Auburn Gr HAWTHORN EAST 3123 (REI/VG)

Agent Comments

 1  1  1

Price: \$485,000

Method: Sold Before Auction

Date: 31/01/2024

Property Type: Apartment



506/480 Riversdale Rd HAWTHORN EAST 3123 (REI/VG)

Agent Comments

 1  1  1

Price: \$460,000

Method: Private Sale

Date: 12/02/2024

Property Type: Apartment



809/480 Riversdale Rd HAWTHORN EAST 3123 (REI/VG)

Agent Comments

 1  1  1

Price: \$455,000

Method: Private Sale

Date: 15/04/2024

Property Type: Apartment

Account - Woodards | P: 03 9805 1111 | F: 03 9805 1199