

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

106/565 Camberwell Road, Camberwell Vic 3124

Indicative selling price

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

Range between \$395,000 & \$430,000

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	308/347 Camberwell Rd CAMBERWELL 3124	\$395,000	21/03/2024
2	G14/565 Camberwell Rd CAMBERWELL 3124	\$390,000	04/12/2023
3	12/76a Campbell Rd HAWTHORN EAST 3123	\$385,000	18/01/2024

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:

16/04/2024 13:34

Brendan Cain
9805 2900

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Indicative Selling Price

\$395,000 - \$430,000

Median Unit Price

March quarter 2024: \$953,000



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Property Type:

Flat/Unit/Apartment (Res)

Agent Comments

Comparable Properties



308/347 Camberwell Rd CAMBERWELL 3124 Agent Comments
(REI)

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Price: \$395,000

Method: Private Sale

Date: 21/03/2024

Property Type: Apartment

G14/565 Camberwell Rd CAMBERWELL 3124 Agent Comments
(VG)

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Price: \$390,000

Method: Sale

Date: 04/12/2023

Property Type: Strata Unit/Flat



12/76a Campbell Rd HAWTHORN EAST 3123 Agent Comments
(REI)

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Price: \$385,000

Method: Private Sale

Date: 18/01/2024

Property Type: Apartment

Account - J A Cain | P: 03 9805 2900 | F: 03 9805 2999