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	cons	sumer.vic.go	v.au/	underquot	ing		
Range betweer	\$395,000		&		\$430,000			
Median sale p	rice							
Median price	\$953,000	Pro	operty Type	Unit			Suburb	Camberwell
Period - From	01/01/2024	to	31/03/2024		So	urce	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.

Ad	dress 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









Property Type: Flat/Unit/Apartment (Res) Agent Comments Brendan Cain 9805 2900 0400 060 982 brendan@jacain.com.au

Indicative Selling Price \$395,000 - \$430,000 Median Unit Price March quarter 2024: \$953,000

Comparable Properties



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



Price: \$395,000 Method: Private Sale Date: 21/03/2024 Property Type: Apartment

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



Price: \$390,000 Method: Sale Date: 04/12/2023 Property Type: Strata Unit/Flat



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



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





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