

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

114/347 CAMBERWELL ROAD CAMBERWELL VIC 3124

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$580,000

&

\$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$890,000

Property type

Unit

Suburb

Camberwell

Period-from

01 Oct 2022

to

30 Sep 2023

Source

Corelogic

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 6 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

114/436 BURKE ROAD CAMBERWELL VIC 3124	\$602,000	06-Apr-23
14/1295 TOORAK ROAD CAMBERWELL VIC 3124	\$600,000	21-Aug-23

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 6 months.

This Statement of Information was prepared on: 04 October 2023



**114/436 BURKE ROAD
CAMBERWELL VIC 3124**

 2  2  1

Sold Price **\$602,000** Sold Date **06-Apr-23**

Distance **1.28km**



**14/1295 TOORAK ROAD
CAMBERWELL VIC 3124**

 2  2  1

Sold Price **\$600,000** Sold Date **21-Aug-23**

Distance **2.96km**

RS = Recent sale

UN = Undisclosed Sale

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