# 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

131 Through Road, Camberwell Vic 3124

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betwee	\$2,300,000		&		\$2,500,000			
Median sale p	rice							
Median price	\$2,565,000	Pro	roperty Type House		se		Suburb	Camberwell
Period - From	01/10/2022	to	30/09/2023		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.

Ade	dress of comparable property	Price	Date of sale
1	1/10 Tyne St CAMBERWELL 3124	\$2,500,000	26/08/2023
2	22a Pine St SURREY HILLS 3127	\$2,400,000	28/08/2023
3	1/10 Lesley St CAMBERWELL 3124	\$2,400,000	17/05/2023

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:

17/10/2023 15:42

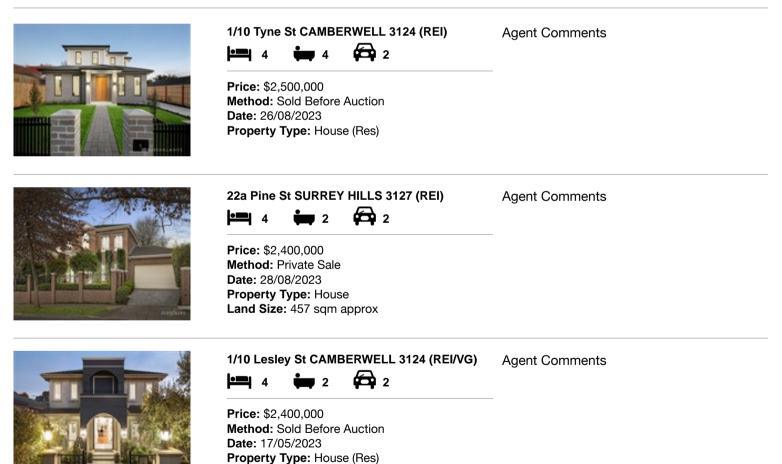






**Property Type:** House (Res) **Land Size:** 432.478 sqm approx Agent Comments Indicative Selling Price \$2,300,000 - \$2,500,000 Median House Price Year ending September 2023: \$2,565,000

# **Comparable Properties**



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property data

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