Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address Including suburb and postcode 160 Through Road, Camberwell Vic 3124

Indicative selling price

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

Range between \$1,700,000 & \$1,800,000

Median sale price

Median price	\$2,565,000	Pro	perty Type	House		Suburb	Camberwell
Period - From	01/10/2022	to	30/09/2023		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

7,01	aress of comparable property	1 1100	Date of Sale
1	9 Woodlands Av CAMBERWELL 3124	\$1,810,000	24/08/2023
2	1 Weafgreen Ct CAMBERWELL 3124	\$1,805,000	16/09/2023
3	882 Riversdale Rd CAMBERWELL 3124	\$1,725,000	03/06/2023

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:	02/11/2023 14:40



Date of sale



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> **Indicative Selling Price** \$1,700,000 - \$1,800,000 **Median House Price**

Year ending September 2023: \$2,565,000

Agent Comments

Agent Comments

Agent Comments





Occupied - Detached) Land Size: 628 sqm approx

Agent Comments

Comparable Properties



9 Woodlands Av CAMBERWELL 3124 (REI)

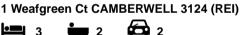
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Price: \$1,810,000

Method: Sold Before Auction

Date: 24/08/2023

Property Type: House (Res) Land Size: 706 sqm approx



Price: \$1,805,000 Method: Auction Sale Date: 16/09/2023

Property Type: House (Res) Land Size: 609 sqm approx

882 Riversdale Rd CAMBERWELL 3124

(REI/VG)

Price: \$1,725,000 Method: Auction Sale



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Date: 03/06/2023 Property Type: House (Res) Land Size: 702 sqm approx

Account - Jellis Craig | P: 03 9810 5000 | F: 03 9819 2511



