

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

2/13 Derby Street, Camberwell Vic 3124

Indicative selling price

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

Range between \$1,600,000

&

\$1,760,000

Median sale price

Median price \$2,700,000

Property Type House

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	2/107 Wattle Valley Rd CAMBERWELL 3124	\$1,751,000	02/12/2023
2	60 Anderson Rd HAWTHORN EAST 3123	\$1,700,000	23/03/2024
3	1/1 Middle Rd CAMBERWELL 3124	\$1,580,000	04/04/2024

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:

15/04/2024 11:57



3 2 2

Property Type: Unit

Agent Comments

Indicative Selling Price

\$1,600,000 - \$1,760,000

Median House Price

March quarter 2024: \$2,700,000

Comparable Properties



2/107 Wattle Valley Rd CAMBERWELL 3124 (REI/VG)

Agent Comments

3 2 2

Price: \$1,751,000

Method: Auction Sale

Date: 02/12/2023

Property Type: Townhouse (Res)



60 Anderson Rd HAWTHORN EAST 3123 (REI)

Agent Comments

3 2 2

Price: \$1,700,000

Method: Auction Sale

Date: 23/03/2024

Property Type: House (Res)



1/1 Middle Rd CAMBERWELL 3124 (REI)

Agent Comments

3 2 2

Price: \$1,580,000

Method: Private Sale

Date: 04/04/2024

Property Type: Townhouse (Single)

Account - Marshall White | P: 03 9822 9999