## Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 2/211 Highfield Road, Camberwell Vic 3124

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betwee	\$1,450,000		&		\$1,595,000					
Median sale p	rice									
Median price	\$1,620,000	Pro	operty Type	Том	nhouse		Suburb	Camberwell		
Period - From	26/04/2023	to	25/04/2024		So	ource	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	1/2 Tyne St CAMBERWELL 3124	\$1,588,000	09/12/2023
2	3/10 Allambee Av CAMBERWELL 3124	\$1,570,000	28/10/2023
3	3/17 Hollsmoor Rd CAMBERWELL 3124	\$1,455,000	02/12/2023

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:

26/04/2024 14:17



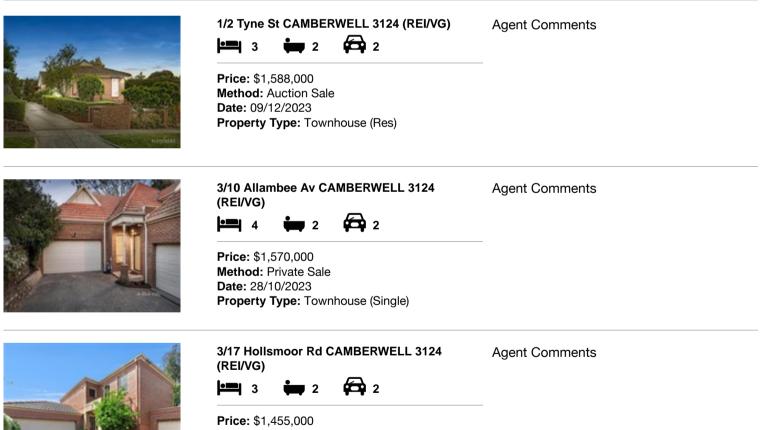




**Property Type:** Townhouse Agent Comments

Indicative Selling Price \$1,450,000 - \$1,595,000 Median Townhouse Price 26/04/2023 - 25/04/2024: \$1,620,000

# **Comparable Properties**



Price: \$1,455,000 Method: Auction Sale Date: 02/12/2023 Property Type: Townhouse (Res)

#### Account - Marshall White | P: 03 9822 9999



propertydata

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