

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 2/211 Highfield Road, Camberwell Vic 3124

Indicative selling price

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

Range between \$1,450,000 & \$1,595,000

Median sale price

Median price \$1,620,000 Property Type Townhouse Suburb Camberwell

Period - From 26/04/2023 to 25/04/2024 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	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



1/2 Tyne St CAMBERWELL 3124 (REI/VG)

Agent Comments



Price: \$1,588,000
Method: Auction Sale
Date: 09/12/2023
Property Type: Townhouse (Res)



3/10 Allambee Av CAMBERWELL 3124 (REI/VG)

Agent Comments



Price: \$1,570,000
Method: Private Sale
Date: 28/10/2023
Property Type: Townhouse (Single)



3/17 Hollsmoor Rd CAMBERWELL 3124 (REI/VG)

Agent Comments



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

Account - Marshall White | P: 03 9822 9999



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