## 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

2/29 Radnor Street, Camberwell Vic 3124

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	\$950,000		&		\$1,045,000				
Median sale p	rice								
Median price	\$2,270,000	Pro	operty Type	Hou	se		Suburb	Camberwell	
Period - From	01/04/2023	to	30/06/2023		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.

Ado	dress of comparable property	Price	Date of sale
1	4/245 Highfield Rd CAMBERWELL 3124	\$995,000	26/08/2023
2	564 Camberwell Rd CAMBERWELL 3124	\$990,000	19/08/2023
3	4/23 Hazel St CAMBERWELL 3124	\$915,000	29/07/2023

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:

28/08/2023 09:49









Rooms: 4 Property Type: Unit Agent Comments Ross Stryker 9810 5000 0401 318 772 rossstryker@jelliscraig.com.au

Indicative Selling Price \$950,000 - \$1,045,000 Median House Price June quarter 2023: \$2,270,000

# **Comparable Properties**



4/245 Highfield Rd CAMBERWELL 3124 (REI) Agent Comments



Price: \$995,000 Method: Auction Sale Date: 26/08/2023 Property Type: Unit Land Size: 230 sqm approx



564 Camberwell Rd CAMBERWELL 3124 (REI) Agent Comments



Price: \$990,000 Method: Auction Sale Date: 19/08/2023 Property Type: Townhouse (Res)



4/23 Hazel St CAMBERWELL 3124 (REI)



Agent Comments

Price: \$915,000 Method: Auction Sale Date: 29/07/2023 Property Type: Unit

#### Account - Jellis Craig | P: 98305966

propertydata



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