

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 between \$950,000 & \$1,045,000

Median sale price

Median price \$2,270,000 Property Type House Suburb Camberwell

Period - From 01/04/2023 to 30/06/2023 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	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

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