

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 2/53 Spencer Road, Camberwell Vic 3124

Indicative selling price

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

Range between \$1,490,000 & \$1,590,000

Median sale price

Median price \$2,600,000 Property Type House Suburb Camberwell

Period - From 01/07/2022 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	3/3 Middlesex Rd SURREY HILLS 3127	\$1,502,000	20/05/2023
2	1/4 Glen Iris Rd CAMBERWELL 3124	\$1,500,000	29/07/2023
3	3/831 Burwood Rd HAWTHORN EAST 3123	\$1,480,000	23/08/2023

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: 13/09/2023 09:11



3 2 2

Property Type: Townhouse

Agent Comments

Indicative Selling Price

\$1,490,000 - \$1,590,000

Median House Price

Year ending June 2023: \$2,600,000

Comparable Properties



3/3 Middlesex Rd SURREY HILLS 3127 (REI/VG)

Agent Comments

4 2 2

Price: \$1,502,000

Method: Auction Sale

Date: 20/05/2023

Property Type: Townhouse (Single)



1/4 Glen Iris Rd CAMBERWELL 3124 (REI)

Agent Comments

3 2 2

Price: \$1,500,000

Method: Auction Sale

Date: 29/07/2023

Property Type: Townhouse (Res)



3/831 Burwood Rd HAWTHORN EAST 3123 (REI)

Agent Comments

2 2 2

Price: \$1,480,000

Method: Auction Sale

Date: 23/08/2023

Property Type: Apartment

Account - Marshall White | P: 03 9822 9999