

## 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

2/8 FRENCH STREET CAMBERWELL VIC 3124

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,595,000

&

\$1,750,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$2,650.000

Property type

House

Suburb

Camberwell

Period-from

01 Jul 2022

to

30 Jun 2023

Source

Corelogic

### 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 6 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

2/4 FELIX STREET SURREY HILLS VIC 3127

\$1,625,000

27-May-23

1/1 GATIS STREET GLEN IRIS VIC 3146

\$1,690,000

01-Apr-23

2C LIBERATOR STREET ASHBURTON VIC 3147

\$1,745,000

20-Mar-23

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 6 months.

This Statement of Information was prepared on: 31 July 2023



**2/4 FELIX STREET SURREY HILLS  
VIC 3127**

4 3 2

Sold Price **\$1,625,000** Sold Date **27-May-23**

Distance **1.74km**



**1/1 GATIS STREET GLEN IRIS VIC  
3146**

3 2 2

Sold Price **\$1,690,000** Sold Date **01-Apr-23**

Distance **1.3km**



**2C LIBERATOR STREET  
ASHBURTON VIC 3147**

4 3 2

Sold Price **\$1,745,000** Sold Date **20-Mar-23**

Distance **2.33km**

RS = Recent sale

UN = Undisclosed Sale

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