

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

203/565 Camberwell Road, Camberwell Vic 3124

Indicative selling price

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

Single price

\$505,000

Median sale price

Median price

\$899,000

Property Type

Unit

Suburb

Camberwell

Period - From

01/10/2023

to

31/12/2023

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	217/1101 Toorak Rd CAMBERWELL 3124	\$510,000	04/03/2024
2	103/565 Camberwell Rd CAMBERWELL 3124	\$510,000	11/10/2023
3	506/480 Riversdale Rd HAWTHORN EAST 3123	\$460,000	12/02/2024

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:

12/03/2024 10:10



2 1 1

Property Type: Unit
Agent Comments

Indicative Selling Price
\$505,000
Median Unit Price
December quarter 2023: \$899,000

Comparable Properties



217/1101 Toorak Rd CAMBERWELL 3124 (REI) Agent Comments

2 2 1

Price: \$510,000
Method: Private Sale
Date: 04/03/2024
Property Type: Apartment



103/565 Camberwell Rd CAMBERWELL 3124 Agent Comments
(REI/VG)

2 2 1

Price: \$510,000
Method: Private Sale
Date: 11/10/2023
Property Type: Apartment



506/480 Riversdale Rd HAWTHORN EAST Agent Comments
3123 (REI)

1 1 1

Price: \$460,000
Method: Private Sale
Date: 12/02/2024
Property Type: Apartment

Account - Belle Property Balwyn | P: 03 9830 7000 | F: 03 9830 7017