

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

211/347 CAMBERWELL ROAD CAMBERWELL VIC 3124

Indicative selling price

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

Single Price

\$595,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$956,500

Property type

Unit

Suburb

Camberwell

Period-from

01 Jul 2023

to

30 Jun 2024

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

114/347 CAMBERWELL ROAD CAMBERWELL VIC 3124	\$610,000	24-Oct-23
328/347 CAMBERWELL ROAD CAMBERWELL VIC 3124	\$586,000	30-Mar-13
2/11 SEYMOUR GROVE CAMBERWELL VIC 3124	\$641,000	05-Mar-24

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: 08 July 2024

**114/347 CAMBERWELL ROAD
CAMBERWELL VIC 3124**

2 2 1

Sold Price **\$610,000** Sold Date **24-Oct-23**Distance **0.06km****328/347 CAMBERWELL ROAD
CAMBERWELL VIC 3124**

2 2 1

Sold Price **\$586,000** Sold Date **30-Mar-13**Distance **0km****2/11 SEYMOUR GROVE
CAMBERWELL VIC 3124**

2 1 1

Sold Price **\$641,000** Sold Date **05-Mar-24**Distance **0.3km**

RS = Recent sale

UN = Undisclosed Sale

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