

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

3/106 Warrigal Rd, Camberwell Vic 3124

Indicative selling price

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

Range between \$975,000 & \$1,072,500

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	3/3 Union Rd SURREY HILLS 3127	\$1,080,000	02/11/2023
2	4/245 Highfield Rd CAMBERWELL 3124	\$995,000	26/08/2023
3			

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: 01/02/2024 11:35



Rooms: 5
Property Type: Unit
Agent Comments

Indicative Selling Price
\$975,000 - \$1,072,500
Median Unit Price
December quarter 2023: \$899,000

Comparable Properties



3/3 Union Rd SURREY HILLS 3127 (REI)

Agent Comments



Price: \$1,080,000
Method: Sold Before Auction
Date: 02/11/2023
Property Type: Villa



4/245 Highfield Rd CAMBERWELL 3124 (REI/VG)

Agent Comments



Price: \$995,000
Method: Auction Sale
Date: 26/08/2023
Property Type: Unit
Land Size: 230 sqm approx

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.

Statement of Information

Single residential property located in the Melbourne metropolitan area

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Property offered for sale

Address
Including suburb and
postcode

4/106 Warrigal Rd, Camberwell Vic 3124

Indicative selling price

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

Range between \$975,000 & \$1,072,500

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	3/3 Union Rd SURREY HILLS 3127	\$1,080,000	02/11/2023
2	2/366-370 Elgar Rd BOX HILL 3128	\$1,020,000	02/12/2023
3			

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:

01/02/2024 11:50



Property Type:
Agent Comments

Indicative Selling Price
\$975,000 - \$1,072,500
Median Unit Price
December quarter 2023: \$899,000

Comparable Properties



3/3 Union Rd SURREY HILLS 3127 (REI)

Agent Comments



Price: \$1,080,000
Method: Sold Before Auction
Date: 02/11/2023
Property Type: Villa



2/366-370 Elgar Rd BOX HILL 3128 (REI)

Agent Comments



Price: \$1,020,000
Method: Auction Sale
Date: 02/12/2023
Property Type: Townhouse (Res)
Land Size: 213 sqm approx

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.