## Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 3/16 Canterbury Road, Camberwell Vic 3124

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	\$950,000		&		\$1,045,000				
Median sale p	rice								
Median price	\$2,500,000	Pro	operty Type	Hou	se		Suburb	Camberwell	
Period - From	01/04/2023	to	31/03/2024		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	22A St Helens Rd HAWTHORN EAST 3123	\$1,113,000	07/02/2024
2	4/1 Kingsley St CAMBERWELL 3124	\$1,110,000	09/12/2023
3	4/64 Bryson St CANTERBURY 3126	\$938,000	24/02/2024

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:

29/04/2024 13:37



## woodards 🚾





Rooms: 4 Property Type: House Agent Comments Chris Gillon 03 9805 1111 0407 409 227 cgillon@woodards.com.au

Indicative Selling Price \$950,000 - \$1,045,000 Median House Price Year ending March 2024: \$2,500,000

# **Comparable Properties**



22A St Helens Rd HAWTHORN EAST 3123 (REI)



Price: \$1,113,000 Method: Private Sale Date: 07/02/2024 Property Type: House

4/1 Kingsley St CAMBERWELL 3124 (REI/VG) Agent Comments



Price: \$1,110,000 Method: Auction Sale Date: 09/12/2023 Property Type: Unit



4/64 Bryson St CANTERBURY 3126 (REI/VG) Agent Comments



Price: \$938,000 Method: Auction Sale Date: 24/02/2024 Property Type: Unit

#### Account - Woodards | P: 03 9805 1111 | F: 03 9805 1199



propertydata

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Agent Comments