

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 3/28 Thomas Street, Camberwell Vic 3124

Indicative selling price

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

Range between \$1,400,000 & \$1,500,000

Median sale price

Median price \$1,588,000 Property Type Townhouse Suburb Camberwell

Period - From 22/03/2023 to 21/03/2024 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	3/4 Garden Rd CAMBERWELL 3124	\$1,900,000	11/01/2024
2	1/112 Warrigal Rd CAMBERWELL 3124	\$1,725,000	27/10/2023
3	2/19 Jervis St CAMBERWELL 3124	\$1,500,000	07/02/2024

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: 22/03/2024 10:38

3/28 Thomas Street, Camberwell Vic 3124

Tim Heavyside
94703390
0403020404
tim@heavyside.co



 4  2  2

Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price
\$1,400,000 - \$1,500,000
Median Townhouse Price
22/03/2023 - 21/03/2024: \$1,588,000

Comparable Properties

3/4 Garden Rd CAMBERWELL 3124 (VG)

Agent Comments

 4  -  -

Price: \$1,900,000
Method: Sale
Date: 11/01/2024
Property Type: Flat/Unit/Apartment (Res)

1/112 Warrigal Rd CAMBERWELL 3124
(REI/VG)

Agent Comments

 4  4  2

Price: \$1,725,000
Method: Private Sale
Date: 27/10/2023
Property Type: Townhouse (Res)



2/19 Jervis St CAMBERWELL 3124 (REI)

Agent Comments

 4  2  2

Price: \$1,500,000
Method: Private Sale
Date: 07/02/2024
Property Type: Townhouse (Single)

Account - Heavyside



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