

# 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

3/78 Broadway, Camberwell Vic 3124

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,600,000

&

\$1,760,000

### Median sale price

Median price \$2,555,500

Property Type House

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 | 2/5 Sevenoaks St BALWYN 3103        | \$1,706,000 | 16/09/2023   |
| 2 | 4/21-25 Fairholm Gr CAMBERWELL 3124 | \$1,703,000 | 18/11/2023   |
| 3 | 1/61 Talbot Av BALWYN 3103          | \$1,700,000 | 19/09/2023   |

**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:

19/02/2024 15:32



3   1   1

**Property Type:** Unit  
**Agent Comments**

**Indicative Selling Price**  
\$1,600,000 - \$1,760,000  
**Median House Price**  
December quarter 2023: \$2,555,500

## Comparable Properties



**2/5 Sevenoaks St BALWYN 3103 (REI/VG)**

**Agent Comments**

2   1   2

**Price:** \$1,706,000  
**Method:** Auction Sale  
**Date:** 16/09/2023  
**Property Type:** Townhouse (Res)



**4/21-25 Fairholm Gr CAMBERWELL 3124 (REI)**

**Agent Comments**

4   2   2

**Price:** \$1,703,000  
**Method:** Auction Sale  
**Date:** 18/11/2023  
**Property Type:** House (Res)



**1/61 Talbot Av BALWYN 3103 (VG)**

**Agent Comments**

3   -   -

**Price:** \$1,700,000  
**Method:** Sale  
**Date:** 19/09/2023  
**Property Type:** Flat/Unit/Apartment (Res)