

# 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 317/347 Camberwell Road, 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 \$450,000 & \$485,000

### 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	4/77 Harold St HAWTHORN EAST 3123	\$475,000	06/11/2023
2	512/347 Camberwell Rd CAMBERWELL 3124	\$430,000	27/09/2023
3	512/347 Camberwell Rd CAMBERWELL 3124	\$430,000	27/09/2023

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: 14/03/2024 15:55



**Property Type:** Strata Unit/Flat

Agent Comments

## Comparable Properties



**4/77 Harold St HAWTHORN EAST 3123**  
(REI/VG)

Agent Comments



**Price:** \$475,000

**Method:** Private Sale

**Date:** 06/11/2023

**Property Type:** Apartment



**512/347 Camberwell Rd CAMBERWELL 3124**  
(REI/VG)

Agent Comments



**Price:** \$430,000

**Method:** Private Sale

**Date:** 27/09/2023

**Property Type:** Apartment



**512/347 Camberwell Rd CAMBERWELL 3124**  
(REI/VG)

Agent Comments



**Price:** \$430,000

**Method:** Private Sale

**Date:** 27/09/2023

**Property Type:** Apartment