

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

5/215 Highfield Road, Camberwell Vic 3124

Indicative selling price

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

Range between \$1,800,000 & \$1,900,000

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 | 23 Norman St CAMBERWELL 3124 | \$1,999,000 | 06/11/2023 |
| 2 | 3/4 Garden Rd CAMBERWELL 3124 | \$1,900,000 | 11/01/2024 |
| 3 | | | |

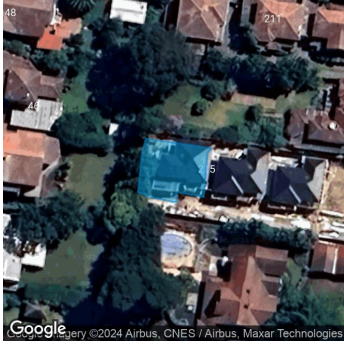
OR

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: 18/03/2024 13:07

5/215 Highfield Road, Camberwell Vic 3124

Wendy Zhou
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 4  3  2

Property Type:
Agent Comments

Indicative Selling Price
\$1,800,000 - \$1,900,000
Median Unit Price
December quarter 2023: \$899,000

Comparable Properties



23 Norman St CAMBERWELL 3124 (REI/VG) Agent Comments

 4  2  2

Price: \$1,999,000
Method: Sold Before Auction
Date: 06/11/2023
Property Type: House (Res)
Land Size: 281 sqm approx

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)

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.

Account - Heavyside



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