

# 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 515/138 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 \$800,000 & \$880,000

### Median sale price

Median price \$788,500 Property Type Unit Suburb Camberwell

Period - From 01/07/2023 to 30/09/2023 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	208/585 Burke Rd CAMBERWELL 3124	\$880,000	20/09/2023
2	813/480 Riversdale Rd HAWTHORN EAST 3123	\$805,000	21/07/2023
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: 29/11/2023 15:01



Property Type: Apartment

Agent Comments

Indicative Selling Price

\$800,000 - \$880,000

Median Unit Price

September quarter 2023: \$788,500

## Comparable Properties



208/585 Burke Rd CAMBERWELL 3124  
(REI/VG)

Agent Comments



Price: \$880,000

Method: Private Sale

Date: 20/09/2023

Property Type: Apartment



813/480 Riversdale Rd HAWTHORN EAST  
3123 (REI/VG)

Agent Comments



Price: \$805,000

Method: Private Sale

Date: 21/07/2023

Property Type: Apartment

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.

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