Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

56 Spencer Road, Camberwell Vic 3124

Indicative selling price

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

Range between	\$2,950,000	&	\$3,245,000

Median sale price

Median price	\$2,665,000	Pro	perty Type	House		Suburb	Camberwell
Period - From	01/04/2022	to	31/03/2023		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

Aut	areas or comparable property	1 1100	Date of Sale
1	113 Wattle Valley Rd CAMBERWELL 3124	\$3,170,000	06/06/2023
2	806 Riversdale Rd CAMBERWELL 3124	\$3,123,000	16/03/2023
3	10 Hartwell Hill Rd CAMBERWELL 3124	\$3,100,000	19/04/2023

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:	11/07/2023 10:32



Date of sale











Property Type:

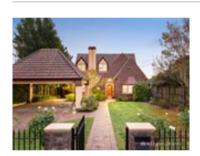
Divorce/Estate/Family Transfers Land Size: 900 sqm approx

Agent Comments

Indicative Selling Price \$2,950,000 - \$3,245,000 **Median House Price**

Year ending March 2023: \$2,665,000

Comparable Properties



113 Wattle Valley Rd CAMBERWELL 3124

(REI)

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Price: \$3,170,000 Method: Private Sale Date: 06/06/2023 Property Type: House Land Size: 1003 sqm approx **Agent Comments**



806 Riversdale Rd CAMBERWELL 3124 (REI)







Price: \$3,123,000

Method: Sold Before Auction

Date: 16/03/2023

Property Type: House (Res) Land Size: 909 sqm approx **Agent Comments**

Agent Comments



10 Hartwell Hill Rd CAMBERWELL 3124 (REI)





Price: \$3,100,000 Method: Private Sale Date: 19/04/2023

Property Type: House (Res) Land Size: 706 sqm approx

Account - Marshall White | P: 03 9822 9999



