

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

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 Property 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	Price	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



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)

Agent Comments



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



806 Riversdale Rd CAMBERWELL 3124 (REI)

Agent Comments



Price: \$3,123,000
Method: Sold Before Auction
Date: 16/03/2023
Property Type: House (Res)
Land Size: 909 sqm approx



10 Hartwell Hill Rd CAMBERWELL 3124 (REI)

Agent Comments



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