

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 564 Camberwell Road, Camberwell Vic 3124

Indicative selling price

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

Range between \$960,000 & \$1,050,000

Median sale price

Median price \$2,270,000 Property Type House Suburb Camberwell

Period - From 01/04/2023 to 30/06/2023 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	583 Camberwell Rd CAMBERWELL 3124	\$1,151,690	06/04/2023
2	585 Camberwell Rd CAMBERWELL 3124	\$986,310	06/04/2023
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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: 18/07/2023 09:51



Rooms: 4

Property Type: House

Agent Comments



Comparable Properties



583 Camberwell Rd CAMBERWELL 3124
(REI/VG)

Agent Comments



Price: \$1,151,690

Method: Private Sale

Date: 06/04/2023

Property Type: House

Land Size: 383 sqm approx



585 Camberwell Rd CAMBERWELL 3124
(REI/VG)

Agent Comments



Price: \$986,310

Method: Private Sale

Date: 06/04/2023

Property Type: House

Land Size: 343 sqm approx

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.