

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 8 Gilbert Parade, Camberwell Vic 3124

Indicative selling price

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

Range between \$2,800,000 & \$3,000,000

Median sale price

Median price \$2,565,000 Property Type House Suburb Camberwell

Period - From 01/10/2022 to 30/09/2023 Source REIV

Comparable property sales (*Delete A or B below as applicable)

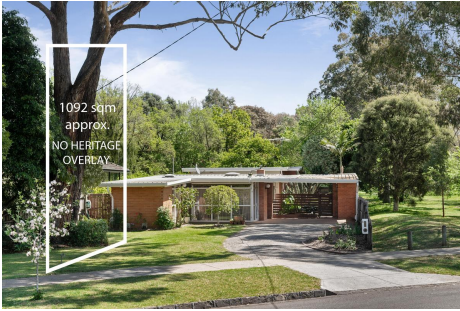
A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

| | Address of comparable property | Price | Date of sale |
|---|--------------------------------|-------------|--------------|
| 1 | 14 Seville St CAMBERWELL 3124 | \$3,040,000 | 02/09/2023 |
| 2 | 14 Malvern Av GLEN IRIS 3146 | \$2,950,000 | 11/09/2023 |
| 3 | 11 Hillcrest Rd GLEN IRIS 3146 | \$2,820,000 | 23/09/2023 |

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: 24/10/2023 15:10



3 3 2

Property Type:

Agent Comments

Comparable Properties



14 Seville St CAMBERWELL 3124 (REI)

Agent Comments

4 2 2

Price: \$3,040,000

Method: Auction Sale

Date: 02/09/2023

Property Type: House (Res)

Land Size: 748 sqm approx



14 Malvern Av GLEN IRIS 3146 (REI)

Agent Comments

3 2 2

Price: \$2,950,000

Method: Sold Before Auction

Date: 11/09/2023

Property Type: House (Res)

Land Size: 885 sqm approx



11 Hillcrest Rd GLEN IRIS 3146 (REI)

Agent Comments

4 2 2

Price: \$2,820,000

Method: Auction Sale

Date: 23/09/2023

Property Type: House (Res)

Land Size: 819 sqm approx