

# 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 G12/565 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 \$380,000 & \$410,000

### Median sale price

Median price \$728,500 Property Type Unit Suburb Camberwell

Period - From 29/01/2023 to 28/01/2024 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	407/347 Camberwell Rd CAMBERWELL 3124	\$410,000	14/11/2023
2	G14/565 Camberwell Rd CAMBERWELL 3124	\$390,000	04/12/2023
3	205/565 Camberwell Rd CAMBERWELL 3124	\$346,000	30/09/2023

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: 29/01/2024 12:03



**Property Type:** Apartment

Agent Comments

## Comparable Properties



**407/347 Camberwell Rd CAMBERWELL 3124** Agent Comments  
(REI)



**Price:** \$410,000

**Method:** Private Sale

**Date:** 14/11/2023

**Property Type:** Apartment

**G14/565 Camberwell Rd CAMBERWELL 3124** Agent Comments  
(VG)



**Price:** \$390,000

**Method:** Sale

**Date:** 04/12/2023

**Property Type:** Strata Unit/Flat



**205/565 Camberwell Rd CAMBERWELL 3124** Agent Comments  
(REI/VG)



**Price:** \$346,000

**Method:** Private Sale

**Date:** 30/09/2023

**Property Type:** Apartment

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