

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

407/347 CAMBERWELL ROAD CAMBERWELL VIC 3124

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$385,000

&

\$420,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$880,000

Property type

Unit

Suburb

Camberwell

Period-from

01 Sep 2022

to

31 Aug 2023

Source

Corelogic

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 6 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

206/770B TOORAK ROAD GLEN IRIS VIC 3146	\$420,000	21-Mar-23
119/12 ALBERT STREET HAWTHORN EAST VIC 3123	\$402,000	02-Jun-23
19/102-118 CAMBERWELL ROAD HAWTHORN EAST VIC 3123	\$400,000	01-May-23

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 6 months.~~

This Statement of Information was prepared on: 04 September 2023

DYNAMIC

RESIDENTIAL

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206/770B TOORAK ROAD GLEN IRIS VIC 3146

 1  1  1

Sold Price

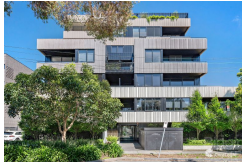
\$420,000

Sold Date

21-Mar-23

Distance

1.92km



119/12 ALBERT STREET HAWTHORN EAST VIC 3123

 1  1  1

Sold Price

\$402,000

Sold Date

02-Jun-23

Distance

1.59km



19/102-118 CAMBERWELL ROAD HAWTHORN EAST VIC 3123

 1  1  1

Sold Price

\$400,000

Sold Date

01-May-23

Distance

0.97km

RS = Recent sale

UN = Undisclosed Sale

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