

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

7/8-10 Morey Street 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

\$1,250,000

&

\$1,350,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$2,055,000

Property type

House

Suburb

Camberwell

Period-from

01 Apr 2019

to

31 Mar 2020

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

3/147 Through Road Camberwell VIC 3124	\$1,375,000	05-Dec-19
2/59 Through Road Camberwell VIC 3124	\$1,410,000	07-Dec-19

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: 29 April 2020



**3/147 Through Road Camberwell
VIC 3124**

3 2 2

Sold Price **\$1,375,000** Sold Date **05-Dec-19**

Distance **0.31km**



**2/59 Through Road Camberwell
VIC 3124**

3 2 2

Sold Price **\$1,410,000** Sold Date **07-Dec-19**

Distance **0.5km**

RS = Recent sale UN = Undisclosed Sale

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