

## 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

2/147 Through 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,450,000

&

\$1,550,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$855,000

Property type

Unit

Suburb

Camberwell

Period-from

01 Jul 2019

to

30 Jun 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

7/8-10 Morey Street Camberwell VIC 3124	\$1,380,000	09-May-20
6/16 Bona Vista Avenue Surrey Hills VIC 3127	\$1,500,000	01-May-20
2/4 Through Road Camberwell VIC 3124	\$1,385,000	29-Feb-20

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 July 2020



**7/8-10 Morey Street Camberwell VIC 3124**

Sold Price **\$1,380,000** Sold Date **09-May-20**

3 2 2

Distance **0.31km**



**6/16 Bona Vista Avenue Surrey Hills VIC 3127**

Sold Price <sup>RS</sup> **\$1,500,000** Sold Date **01-May-20**

4 2 2

Distance **1.18km**



**2/4 Through Road Camberwell VIC 3124**

Sold Price **\$1,385,000** Sold Date **29-Feb-20**

3 2 2

Distance **1.27km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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