

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

2/8 Garden Road, Camberwell Vic 3124

Indicative selling price

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

Range between \$1,200,000 & \$1,300,000

Median sale price

Median price \$2,555,500 Property Type House Suburb Camberwell

Period - From 01/10/2023 to 31/12/2023 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	6/18 Cornell St CAMBERWELL 3124	\$1,300,000	10/11/2023
2	2/39 Leopold St BURWOOD 3125	\$1,275,000	12/12/2023
3	2/74 Glyndon Rd CAMBERWELL 3124	\$1,200,000	25/11/2023

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 14:18



3 1 1

Property Type: Unit

Agent Comments

Indicative Selling Price

\$1,200,000 - \$1,300,000

Median House Price

December quarter 2023: \$2,555,500

Comparable Properties



6/18 Cornell St CAMBERWELL 3124 (REI/VG)

Agent Comments

3 2 2

Price: \$1,300,000

Method: Sold Before Auction

Date: 10/11/2023

Property Type: Unit

Land Size: 225 sqm approx



2/39 Leopold St BURWOOD 3125 (REI)

Agent Comments

3 2 2

Price: \$1,275,000

Method: Auction Sale

Date: 12/12/2023

Property Type: Unit



2/74 Glyndon Rd CAMBERWELL 3124 (REI/VG)

Agent Comments

3 1 2

Price: \$1,200,000

Method: Auction Sale

Date: 25/11/2023

Property Type: Unit

Account - Marshall White | P: 03 9822 9999