

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 13 Waterloo Street, Camberwell, VIC 3124

Indicative selling price

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

Single price or range between \$3,500,000 & \$3,800,000

Median sale price

Median price Property type Suburb
Period - From to Source

Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale

	Address of comparable property	Price	Date of sale
1	10 Cochran Av, Camberwell Vic	3,520,000	04/11/2023
2	13 Hunter Rd, Camberwell Vic	3,500,000	03/11/2023
3	6 Pine Av, Camberwell Vic	3,628,000	06/09/2023

This Statement of Information was prepared on:

