

# 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 6/27-29 Thomas Street, Camberwell Vic 3124

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$830,000

### Median sale price

Median price \$890,000

Property Type Unit

Suburb Camberwell

Period - From 01/10/2023

to 30/09/2024

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	3/36 Florence Rd SURREY HILLS 3127	\$855,000	09/11/2024
2	3/5 Suffolk Rd SURREY HILLS 3127	\$830,000	05/10/2024
3	2/10 Lithgow St GLEN IRIS 3146	\$831,000	31/08/2024

**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:

25/11/2024 09:32

6/27-29 Thomas Street, Camberwell Vic 3124

shelter.  
Real Estate

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**Indicative Selling Price**

\$830,000

**Median Unit Price**

Year ending September 2024: \$890,000



2 1 1

**Property Type:** Unit

**Agent Comments**

## Comparable Properties



**3/36 Florence Rd SURREY HILLS 3127 (REI)**

**Agent Comments**

2 1 1

**Price:** \$855,000

**Method:** Sold Before Auction

**Date:** 09/11/2024

**Property Type:** Unit



**3/5 Suffolk Rd SURREY HILLS 3127 (REI)**

**Agent Comments**

2 1 1

**Price:** \$830,000

**Method:** Auction Sale

**Date:** 05/10/2024

**Property Type:** Unit



**2/10 Lithgow St GLEN IRIS 3146 (REI)**

**Agent Comments**

2 1 1

**Price:** \$831,000

**Method:** Auction Sale

**Date:** 31/08/2024

**Property Type:** Unit

**Account - Shelter Real Estate | P: 03 9889 3990**



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