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	6/27-29 Thomas Street, Camberwell Vic 3124
Including suburb and	
postcode	

Indicative selling price

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

Single price \$830,000

Median sale price

Median price	\$890,000	Pro	perty Type U	nit		Suburb	Camberwell
Period - From	01/10/2023	to	30/09/2024	So	ource	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

Add	dress 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 comparableproperties 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





Karen Chung 03 9889 3990 0488 618 816 karen@shelterrealestate.com.au

Indicative Selling Price \$830,000 **Median Unit Price** Year ending September 2024: \$890,000





Property Type: Unit **Agent Comments**

Comparable Properties



3/36 Florence Rd SURREY HILLS 3127 (REI)

Price: \$855,000

Method: Sold Before Auction

Date: 09/11/2024 Property Type: Unit **Agent Comments**



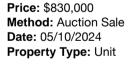
3/5 Suffolk Rd SURREY HILLS 3127 (REI)

2





Agent Comments





2/10 Lithgow St GLEN IRIS 3146 (REI)





Agent Comments



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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