

Statement of Information

Single residential property located in the Melbourne metropolitan area

Property offered for sale

Address
Including suburb and
postcode

1C MIDDLE ROAD, CAMBERWELL, VIC 3124

Indicative selling price

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

Range between

\$2,300,000	&	\$2,530,000
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Median sale price

Median price

\$2,228,000	Property type	House	Suburb	CAMBERWELL
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Period - From

01 July 2020	to	30 June 2021	Source	Price Finder
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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
9 MOWBRAY ST, HAWTHORN EAST, VIC 3123	\$2,300,000	05/06/2021
424 AUBURN RD, HAWTHORN, VIC 3122	\$2,600,000	27/03/2021
47 PLEASANT RD, HAWTHORN EAST, VIC 3123	\$2,300,000	22/05/2021

This Statement of Information was prepared on:

26/08/2021
