

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

28 Bowen Street, Camberwell Vic 3124

Indicative selling price

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

Range between \$4,700,000 & \$4,950,000

Median sale price

Median price \$2,638,000 Property Type House Suburb Camberwell

Period - From 01/01/2022 to 31/03/2022 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	19 St Helens Rd HAWTHORN EAST 3123	\$4,770,000	05/03/2022
2			
3			

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:

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Davide Letteri
03 8564 2515
0414 018 707

davide.letteri@marshallwhite.com.au

Indicative Selling Price

\$4,700,000 - \$4,950,000

Median House Price

March quarter 2022: \$2,638,000



 5  4  5

Property Type: House

Agent Comments

Comparable Properties



19 St Helens Rd HAWTHORN EAST 3123 (REI) **Agent Comments**

 4  2  2

Price: \$4,770,000

Method: Auction Sale

Date: 05/03/2022

Property Type: House

Land Size: 646 sqm approx

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.

Account - Marshall White | P: 03 9822 9999 | F: 03 9824 4897