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

1/1 Royal Crescent, Camberwell Vic 3124

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	\$2,600,000		&		\$2,800,000				
ledian sale price									
Median price	\$2,700,000	Pro	operty Type	Hou	se		Suburb	Camberwell	
Period - From	01/01/2024	to	31/03/2024		So	urce	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Add	dress of comparable property	Price	Date of sale
1	184 Rathmines Rd HAWTHORN EAST 3123	\$2,700,000	10/02/2024
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:

28/05/2024 16:30







Property Type: House Land Size: 444 sqm approx Agent Comments Indicative Selling Price \$2,600,000 - \$2,800,000 Median House Price March quarter 2024: \$2,700,000

Comparable Properties



 184 Rathmines Rd HAWTHORN EAST 3123
 Agent Comments

 (REI/VG)
 Image: Price: \$2,700,000

 Price: \$2,700,000
 Method: Auction Sale

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.

Date: 10/02/2024

Property Type: House (Res) Land Size: 408 sqm approx

Account - Marshall White | P: 03 9822 9999

propertydata



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