Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address	1/132 Through Road, Camberwell Vic 3124	
Including suburb and		
postcode		

Indicative selling price

Property offered for sale

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

Range between \$2,300,000 & \$2,500,000

Median sale price

Median price	\$2,437,000	Pro	perty Type	House		Suburb	Camberwell
Period - From	01/01/2023	to	31/12/2023		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	1/10 Tyne St CAMBERWELL 3124	\$2,500,000	26/08/2023
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:	02/02/2024 13:06





Sam Christensen 03 9815 1124 0434 338 695 samc@azrea.com.au

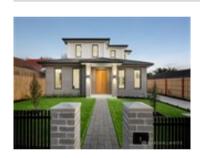
Indicative Selling Price \$2,300,000 - \$2,500,000 Median House Price

Year ending December 2023: \$2,437,000





Comparable Properties



1/10 Tyne St CAMBERWELL 3124 (REI/VG)

Price: \$2,500,000

Method: Sold Before Auction

Date: 26/08/2023

Property Type: House (Res)

Agent Comments

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 - A-Z Real Estate Agency | P: 03 9815 1124



