

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

1/16 DOWER STREET CAMBERWELL VIC 3124

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$880,000

&

\$950,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$956,500

Property type

Unit

Suburb

Camberwell

Period-from

28 Nov 2023

to

28 May 2024

Source

Corelogic

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 6 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

3/21 GLYNDON ROAD CAMBERWELL VIC 3124	\$899,000	15-Dec-23
3/20 AYLWIN AVENUE BURWOOD VIC 3125	\$942,500	13-Dec-23
1/5 EDWARDS STREET BURWOOD VIC 3125	\$915,000	05-Dec-23

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 6 months.~~

This Statement of Information was prepared on: 28 May 2024

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**3/21 GLYNDON ROAD
CAMBERWELL VIC 3124**

2 1 1

Sold Price **\$899,000** Sold Date **15-Dec-23**

Distance **1.46km**



**3/20 AYLWIN AVENUE BURWOOD
VIC 3125**

3 2 1

Sold Price **\$942,500** Sold Date **13-Dec-23**

Distance **1.27km**



**1/5 EDWARDS STREET BURWOOD
VIC 3125**

3 1 1

Sold Price **\$915,000** Sold Date **05-Dec-23**

Distance **1.43km**

RS = Recent sale UN = Undisclosed Sale

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