

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

1/21 Carramar Avenue, Camberwell Vic 3124

Indicative selling price

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

Range between \$875,000 & \$925,000

Median sale price

Median price \$830,000 Property Type Unit 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	4/64 Bryson St CANTERBURY 3126	\$938,000	24/02/2024
2	3/21 Glyndon Rd CAMBERWELL 3124	\$899,000	15/12/2023
3	4/37 Hazel St CAMBERWELL 3124	\$880,000	02/12/2023

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:

08/03/2024 16:55



2 1 1

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$875,000 - \$925,000

Median Unit Price

Year ending December 2023: \$830,000

Comparable Properties



4/64 Bryson St CANTERBURY 3126 (REI)

Agent Comments

2 1 1

Price: \$938,000

Method: Auction Sale

Date: 24/02/2024

Property Type: Unit



3/21 Glyndon Rd CAMBERWELL 3124 (REI)

Agent Comments

2 1 1

Price: \$899,000

Method: Private Sale

Date: 15/12/2023

Property Type: Unit



4/37 Hazel St CAMBERWELL 3124 (REI/VG)

Agent Comments

2 1 1

Price: \$880,000

Method: Auction Sale

Date: 02/12/2023

Property Type: Unit

Account - Belle Property Balwyn | P: 03 9830 7000 | F: 03 9830 7017