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	cons	sumer.vic.go	v.au/	/underquot	ting		
Range betweer	\$875,000		&		\$925,000			
Median sale pi	rice							
Median price	\$830,000	Pro	operty Type	Unit			Suburb	Camberwell
Period - From	01/01/2023	to	31/12/2023		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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ade	dress 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









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)



Price: \$938,000 Method: Auction Sale Date: 24/02/2024 Property Type: Unit

Agent Comments

Agent Comments



2 + 1 + 1 Price: \$899,000 Method: Private Sale



Price: \$899,000 Method: Private Sale Date: 15/12/2023 Property Type: Unit

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

3/21 Glyndon Rd CAMBERWELL 3124 (REI)



Agent Comments

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





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