

# 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

1/29 Bringa Avenue, Camberwell Vic 3124

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$1,700,000

&

\$1,800,000

### Median sale price

Median price

\$2,555,500

Property Type

House

Suburb

Camberwell

Period - From

01/10/2023

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	1/2 Trumper St CAMBERWELL 3124	\$1,870,000	16/03/2024
2	1/27 Grandview Av GLEN IRIS 3146	\$1,805,000	17/11/2023
3	2/31 King St CAMBERWELL 3124	\$1,800,000	24/02/2024

**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:

10/04/2024 12:31



3 2 2

**Property Type:** Villa  
**Land Size:** 357 sqm approx

**Agent Comments**

In one of Middle Camberwell's most prized family streets, this impressive single level home is sure to excite a range of buyers.

**Indicative Selling Price**  
\$1,700,000 - \$1,800,000

**Median House Price**  
December quarter 2023: \$2,555,500

## Comparable Properties



1/2 Trumper St CAMBERWELL 3124 (REI)

Agent Comments

3 2 2

**Price:** \$1,870,000  
**Method:** Auction Sale  
**Date:** 16/03/2024  
**Property Type:** Unit  
**Land Size:** 334 sqm approx



1/27 Grandview Av GLEN IRIS 3146 (REI/VG)

Agent Comments

3 2 2

**Price:** \$1,805,000  
**Method:** Sold Before Auction  
**Date:** 17/11/2023  
**Property Type:** Villa  
**Land Size:** 318 sqm approx



2/31 King St CAMBERWELL 3124 (REI)

Agent Comments

3 2 2

**Price:** \$1,800,000  
**Method:** Private Sale  
**Date:** 24/02/2024  
**Property Type:** House  
**Land Size:** 315 sqm approx