

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

1/30 Aisbett Avenue, Camberwell Vic 3124

Indicative selling price

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

Range between \$1,950,000 & \$2,145,000

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	3/44 Nevis St CAMBERWELL 3124	\$2,250,000	15/02/2024
2	1/84 Glyndon Rd CAMBERWELL 3124	\$1,992,000	09/09/2023
3	2/8 French St CAMBERWELL 3124	\$1,968,000	22/08/2023

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:

20/02/2024 11:57



4 3 2

Property Type: Townhouse

Agent Comments

Indicative Selling Price

\$1,950,000 - \$2,145,000

Median House Price

December quarter 2023: \$2,555,500

Comparable Properties



3/44 Nevis St CAMBERWELL 3124 (REI)

Agent Comments

3 2 2

Price: \$2,250,000

Method: Sold Before Auction

Date: 15/02/2024

Property Type: Townhouse (Res)

Land Size: 268 sqm approx

1/84 Glyndon Rd CAMBERWELL 3124 (VG)

Agent Comments

3 - -

Price: \$1,992,000

Method: Sale

Date: 09/09/2023

Property Type: Flat/Unit/Apartment (Res)



2/8 French St CAMBERWELL 3124 (REI/VG)

Agent Comments

4 2 2

Price: \$1,968,000

Method: Sold Before Auction

Date: 22/08/2023

Property Type: Townhouse (Res)

Land Size: 251 sqm approx

Account - RT Edgar Boroondara | P: 03 8888 2000 | F: 03 8888 2088