

# 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

1/47 Cornell Street, 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 \$1,500,000 & \$1,650,000

### Median sale price

Median price \$2,437,000 Property Type House 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	2/107 Wattle Valley Rd CAMBERWELL 3124	\$1,751,000	02/12/2023
2	1b Through Rd CAMBERWELL 3124	\$1,596,000	25/11/2023
3	3/10 Allambie Av CAMBERWELL 3124	\$1,570,000	28/10/2023

**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:

27/02/2024 13:46



 3   
  2   
  2

**Rooms:** 7

**Property Type:** House

**Agent Comments**

This three-bedroom plus study home offers a luxurious easy-care environment full of abundant northern light with two living domains, alfresco entertaining, Miele kitchen, oversized bedrooms, high ceilings, landscaped gardens, and remote double garage.

**Indicative Selling Price**

\$1,500,000 - \$1,650,000

**Median House Price**

Year ending December 2023: \$2,437,000

## Comparable Properties



**2/107 Wattle Valley Rd CAMBERWELL 3124 (REI)**

**Agent Comments**

 3   
  2   
  2

**Price:** \$1,751,000

**Method:** Auction Sale

**Date:** 02/12/2023

**Property Type:** Townhouse (Res)



**1b Through Rd CAMBERWELL 3124 (REI/VG)**

**Agent Comments**

 3   
  2   
  2

**Price:** \$1,596,000

**Method:** Auction Sale

**Date:** 25/11/2023

**Property Type:** House (Res)

**Land Size:** 238 sqm approx



**3/10 Allambee Av CAMBERWELL 3124 (REI/VG)**

**Agent Comments**

 4   
  2   
  2

**Price:** \$1,570,000

**Method:** Private Sale

**Date:** 28/10/2023

**Property Type:** Townhouse (Single)

**Account - Shelter Real Estate | P: 03 9889 3990**



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