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

1/5 St Johns Avenue, Camberwell Vic 3124

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ing		
Range betweer	\$400,000		&		\$440,000			
Median sale pi	rice							
Median price	\$820,000	Pro	operty Type	Unit			Suburb	Camberwell
Period - From	01/07/2022	to	30/06/2023		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.

Ado	dress of comparable property	Price	Date of sale
1	11/799 Burwood Rd HAWTHORN EAST 3123	\$460,000	22/08/2023
2	7/158 Victoria Rd HAWTHORN EAST 3123	\$430,000	06/09/2023
3	5/36 Auburn Gr HAWTHORN EAST 3123	\$410,000	25/07/2023

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:

03/10/2023 14:25









Rooms: 2 Property Type: Unit Agent Comments Damien Davis 03 9810 5000 0409 961 264 damiendavis@jelliscraig.com.au

Indicative Selling Price \$400,000 - \$440,000 Median Unit Price Year ending June 2023: \$820,000

Comparable Properties



11/799 Burwood Rd HAWTHORN EAST 3123 Agent Comments (REI)



Price: \$460,000 Method: Sold Before Auction Date: 22/08/2023 Property Type: Apartment

Agent Comments



7/158 Victoria Rd HAWTHORN EAST 3123

Price: \$430,000 Method: Private Sale Date: 06/09/2023 Property Type: Apartment



5/36 Auburn Gr HAWTHORN EAST 3123 (REI/VG) Agent Comments

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Price: \$410,000 Method: Private Sale Date: 25/07/2023 Property Type: Apartment

Account - Jellis Craig | P: 03 98098999 | F: 03 98192511



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