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

10 Cochran Avenue, Camberwell Vic 3124

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au/	underquot	ing			
Range betwee	\$2,950,000		&		\$3,200,0	00			
Median sale price									
Median price	\$2,270,000	Pro	operty Type	Hous	se		Suburb	Camberwell	
Period - From	01/04/2023	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.

Ad	dress of comparable property	Price	Date of sale
1	5 Pine Av CAMBERWELL 3124	\$3,400,000	21/06/2023
2	3 Carramar Av CAMBERWELL 3124	\$3,160,000	09/09/2023
3	14 Malvern Av GLEN IRIS 3146	\$2,950,000	11/09/2023

OR

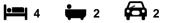
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

10/10/2023 09:39







Property Type: House Land Size: 835 sqm approx Agent Comments Indicative Selling Price \$2,950,000 - \$3,200,000 Median House Price June quarter 2023: \$2,270,000

Comparable Properties

5 Pine Av CAMBERWELL 3124 (VG)



Price: \$3,400,000 Method: Sale Date: 21/06/2023 Property Type: House (Res) Land Size: 836 sqm approx Agent Comments

Agent Comments



3 Carramar Av CAMBERWELL 3124 (REI)



Price: \$3,160,000 Method: Auction Sale Date: 09/09/2023 Property Type: House (Res) Land Size: 890 sqm approx



14 Malvern Av GLEN IRIS 3146 (REI)

Agent Comments

Price: \$2,950,000 Method: Sold Before Auction Date: 11/09/2023 Property Type: House (Res) Land Size: 885 sqm approx

Account - Heavyside



propertydata

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