

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 Mabel Street, Camberwell Vic 3124

Indicative selling price

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

Range between \$3,000,000 & \$3,300,000

Median sale price

Median price \$2,500,000 Property Type House Suburb Camberwell

Period - From 01/04/2023 to 31/03/2024 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	7 Wiringa Av CAMBERWELL 3124	\$3,560,000	23/03/2024
2	3 Merton St CAMBERWELL 3124	\$3,450,000	23/03/2024
3	17 Mabel St CAMBERWELL 3124	\$3,400,000	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:

15/04/2024 14:22



4 2 2

Property Type: House
Land Size: 656 sqm approx
Agent Comments

Indicative Selling Price
\$3,000,000 - \$3,300,000
Median House Price
Year ending March 2024: \$2,500,000

Comparable Properties



7 Wiringa Av CAMBERWELL 3124 (REI)

Agent Comments

4 3 2

Price: \$3,560,000
Method: Auction Sale
Date: 23/03/2024
Property Type: House
Land Size: 800 sqm approx



3 Merton St CAMBERWELL 3124 (REI)

Agent Comments

5 3 2

Price: \$3,450,000
Method: Auction Sale
Date: 23/03/2024
Property Type: House (Res)
Land Size: 695 sqm approx



17 Mabel St CAMBERWELL 3124 (REI)

Agent Comments

4 3 2

Price: \$3,400,000
Method: Auction Sale
Date: 24/02/2024
Property Type: House (Res)
Land Size: 650 sqm approx

Account - Marshall White | P: 03 9822 9999