## 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 betweer	ו \$3,000,000		&		\$3,300,000			
Median sale price								
Median price	\$2,500,000	Pro	Property Type Hou		se		Suburb	Camberwell
Period - From	01/04/2023	to	31/03/2024		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.

Add	dress 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

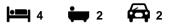
**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

15/04/2024 14:22







**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) 4  3  7  2 Price: \$3,560,000 Method: Auction Sale Date: 23/03/2024 Property Type: House Land Size: 800 sqm approx	Agent Comments
3 Merton St CAMBERWELL 3124 (REI) 5  3  2 Price: \$3,450,000 Method: Auction Sale Date: 23/03/2024 Property Type: House (Res) Land Size: 695 sqm approx	Agent Comments
17 Mabel St CAMBERWELL 3124 (REI) 4  3  2 Price: \$3,400,000 Method: Auction Sale Date: 24/02/2024 Property Type: House (Res) Land Size: 650 sqm approx	Agent Comments

#### Account - Marshall White | P: 03 9822 9999



propertydata

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