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	11 Elaroo Avenue, Camberwell Vic 3124
Including suburb and	
postcode	

Indicative selling price

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

Range between \$2,800,000	&	\$3,080,000
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Median sale price

Median price	\$2,270,000	Pro	perty Type	House		Suburb	Camberwell
Period - From	01/04/2023	to	30/06/2023		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

Add	dress of comparable property	Price	Date of sale
1	56 Spencer Rd CAMBERWELL 3124	\$3,160,000	05/08/2023
2	39 Bryson St CANTERBURY 3126	\$2,885,000	03/06/2023
3	26a Prospect Hill Rd CAMBERWELL 3124	\$2,810,000	24/06/2023

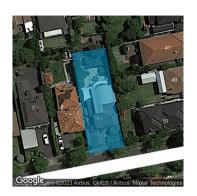
OR

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

This Statement of Information was prepared on:	15/08/2023 15:32













Property Type: House Land Size: 703 sqm approx

Agent Comments

Indicative Selling Price \$2,800,000 - \$3,080,000 **Median House Price** June quarter 2023: \$2,270,000

Comparable Properties



56 Spencer Rd CAMBERWELL 3124 (REI)

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Price: \$3,160,000 Method: Auction Sale Date: 05/08/2023

Property Type: House (Res)

Agent Comments



39 Bryson St CANTERBURY 3126 (REI)





Price: \$2,885,000 Method: Auction Sale Date: 03/06/2023

Property Type: House (Res)

Agent Comments



26a Prospect Hill Rd CAMBERWELL 3124

(REI)

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Price: \$2,810,000 Method: Auction Sale Date: 24/06/2023

Property Type: House (Res) Land Size: 620 sqm approx

Agent Comments

Account - Marshall White | P: 03 9822 9999



