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

11 Tyrone Street, Camberwell Vic 3124

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betwee	\$2,200,000		&		\$2,400,000				
Median sale p	rice								
Median price	\$2,600,000	Pro	operty Type	Hous	se		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.

Ade	dress of comparable property	Price	Date of sale
1	19 Crellin Gr CAMBERWELL 3124	\$2,400,000	16/05/2023
2	35 Glyndon Rd CAMBERWELL 3124	\$2,375,000	20/04/2023
3	21 Nelson Rd CAMBERWELL 3124	\$2,250,000	24/06/2023

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:

14/07/2023 17:21



A-----Z

45.7m Crasan Cra



Property Type: Residential Land **Land Size:** 676 sqm approx Agent Comments Sam Christensen 03 9815 1124 0434 338 695 samc@azrea.com.au

Indicative Selling Price \$2,200,000 - \$2,400,000 Median House Price Year ending June 2023: \$2,600,000

Comparable Properties



19 Crellin Gr CAMBERWELL 3124 (REI)



Price: \$2,400,000 Method: Private Sale Date: 16/05/2023 Property Type: House Land Size: 710 sqm approx

Agent Comments

Agent Comments



Price: \$2,375,000 Method: Sold Before Auction Date: 20/04/2023 Property Type: House (Res) Land Size: 666 sqm approx

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21 Nelson Rd CAMBERWELL 3124 (REI)

35 Glyndon Rd CAMBERWELL 3124 (REI)

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Agent Comments

Price: \$2,250,000 Method: Auction Sale Date: 24/06/2023 Property Type: House (Res)

Account - A-Z Real Estate Agency | P: 03 9815 1124



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