

# 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

12 Brynmawr Road, Camberwell Vic 3124

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

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

### Median sale price

Median price \$2,555,500 Property Type House Suburb Camberwell

Period - From 01/10/2023 to 31/12/2023 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	Price	Date of sale
1	24 Fairfield Av CAMBERWELL 3124	\$3,680,000	09/09/2023
2	6 Pine Av CAMBERWELL 3124	\$3,628,000	06/09/2023
3	1 Lansell Cr CAMBERWELL 3124	\$3,150,000	18/11/2023

**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:

07/02/2024 09:56



4 3 2

**Property Type:** House  
**Land Size:** 967 sqm approx

**Agent Comments**

Nestled within a family friendly, quiet tree-lined address, this captivating home dating back to the 1920s delivers period charm while the wide frontage and deep allotment offer an exceptional opportunity for new owners to build their dream home or refresh the existing substantial residence.

**Indicative Selling Price**

\$3,000,000 - \$3,300,000

**Median House Price**

December quarter 2023: \$2,555,500

## Comparable Properties



**24 Fairfield Av CAMBERWELL 3124 (REI/VG)** **Agent Comments**

4 3 2

**Price:** \$3,680,000  
**Method:** Sold Before Auction  
**Date:** 09/09/2023  
**Property Type:** House (Res)  
**Land Size:** 927 sqm approx



**6 Pine Av CAMBERWELL 3124 (REI/VG)** **Agent Comments**

5 3 2

**Price:** \$3,628,000  
**Method:** Private Sale  
**Date:** 06/09/2023  
**Property Type:** House  
**Land Size:** 876 sqm approx



**1 Lansell Cr CAMBERWELL 3124 (REI/VG)** **Agent Comments**

4 2 2

**Price:** \$3,150,000  
**Method:** Auction Sale  
**Date:** 18/11/2023  
**Property Type:** House (Res)  
**Land Size:** 716 sqm approx