

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

13 Glencairn Avenue, Camberwell Vic 3124

Indicative selling price

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

Range between \$2,600,000 & \$2,800,000

Median sale price

Median price \$2,270,000 Property 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	Price	Date of sale
1	3 Carramar Av CAMBERWELL 3124	\$3,160,000	09/09/2023
2	14 Malvern Av GLEN IRIS 3146	\$2,950,000	11/09/2023
3	9 Wiringa Av CAMBERWELL 3124	\$2,670,000	05/08/2023

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:

03/10/2023 15:09

Christopher Cain

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Indicative Selling Price

\$2,600,000 - \$2,800,000

Median House Price

June quarter 2023: \$2,270,000



 3  1  3

Property Type: House

Land Size: 988 sqm approx

Agent Comments

Comparable Properties



3 Carramar Av CAMBERWELL 3124 (REI)

Agent Comments

 4  2  2

Price: \$3,160,000

Method: Auction Sale

Date: 09/09/2023

Property Type: House (Res)

Land Size: 890 sqm approx



14 Malvern Av GLEN IRIS 3146 (REI)

Agent Comments

 3  2  2

Price: \$2,950,000

Method: Sold Before Auction

Date: 11/09/2023

Property Type: House (Res)

Land Size: 885 sqm approx



9 Wiringa Av CAMBERWELL 3124 (REI)

Agent Comments

 3  2  2

Price: \$2,670,000

Method: Auction Sale

Date: 05/08/2023

Property Type: House (Res)

Land Size: 799 sqm approx

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