## 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 St Johns Avenue, Camberwell Vic 3124
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#### Indicative selling price

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

#### Median sale price

Median price	\$2,700,000	Pro	perty Type	House		Suburb	Camberwell
Period - From	01/01/2024	to	31/03/2024		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	15 Derby St CAMBERWELL 3124	\$3,560,000	26/10/2023
2	59 Brinsley Rd CAMBERWELL 3124	\$3,210,000	16/11/2023
3	27 Spencer Rd CAMBERWELL 3124	\$3,100,000	23/03/2024

#### 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:	26/04/2024 15:14





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> **Indicative Selling Price** \$3,100,000 - \$3,400,000 **Median House Price** March quarter 2024: \$2,700,000



Rooms: 9

Property Type: House Land Size: 775 sqm approx

**Agent Comments** 

# Comparable Properties



15 Derby St CAMBERWELL 3124 (REI/VG)





Price: \$3,560,000 Method: Auction Sale Date: 26/10/2023

Property Type: House (Res) Land Size: 883 sqm approx

**Agent Comments** 



59 Brinsley Rd CAMBERWELL 3124 (REI/VG)





Price: \$3,210,000

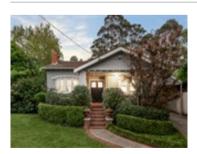
Method: Sold Before Auction

Date: 16/11/2023

Property Type: House (Res) Land Size: 572 sqm approx

Agent Comments

Agent Comments



27 Spencer Rd CAMBERWELL 3124 (REI)





Price: \$3,100,000 Method: Auction Sale Date: 23/03/2024

Property Type: House (Res) Land Size: 925 sqm approx

Account - Marshall White | P: 03 9822 9999



