

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

Indicative selling price

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

Range between \$3,100,000 & \$3,400,000

Median sale price

Median price \$2,700,000 Property 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



 5  2  2

Rooms: 9

Property Type: House

Land Size: 775 sqm approx

Agent Comments

Comparable Properties



15 Derby St CAMBERWELL 3124 (REI/VG)

Agent Comments

 4  2  2

Price: \$3,560,000

Method: Auction Sale

Date: 26/10/2023

Property Type: House (Res)

Land Size: 883 sqm approx



59 Brinsley Rd CAMBERWELL 3124 (REI/VG)

Agent Comments

 5  3  2

Price: \$3,210,000

Method: Sold Before Auction

Date: 16/11/2023

Property Type: House (Res)

Land Size: 572 sqm approx



27 Spencer Rd CAMBERWELL 3124 (REI)

Agent Comments

 4  1  1

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