

# 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

14 Joffre Street, 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 \$2,000,000 & \$2,200,000

### 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	23 Moorhead St CAMBERWELL 3124	\$2,288,000	25/11/2023
2	29 Milverton St CAMBERWELL 3124	\$2,100,000	19/12/2023
3	23 Fairview Av CAMBERWELL 3124	\$2,075,000	16/12/2023

**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:

19/01/2024 13:19



 4
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  2

**Rooms:** 2

**Property Type:** House (res)

**Land Size:** 583 sqm approx

Agent Comments

**Indicative Selling Price**

\$2,000,000 - \$2,200,000

**Median House Price**

December quarter 2023: \$2,555,500

## Comparable Properties



**23 Moorhead St CAMBERWELL 3124 (REI)**

Agent Comments

 4
  2
  3

**Price:** \$2,288,000

**Method:** Private Sale

**Date:** 25/11/2023

**Property Type:** House



**29 Milverton St CAMBERWELL 3124 (REI)**

Agent Comments

 4
  2
  2

**Price:** \$2,100,000

**Method:** Private Sale

**Date:** 19/12/2023

**Property Type:** House

**Land Size:** 696 sqm approx



**23 Fairview Av CAMBERWELL 3124 (REI)**

Agent Comments

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  2
  2

**Price:** \$2,075,000

**Method:** Auction Sale

**Date:** 16/12/2023

**Property Type:** House (Res)

**Land Size:** 613 sqm approx