Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

4 Seville Street, Camberwell Vic 3124
4

Indicative selling price

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

Range between \$2,900,000	&	\$3,100,000
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Median sale price

Median price	\$2,600,000	Pro	perty Type	House		Suburb	Camberwell
Period - From	01/07/2022	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

Add	dress of comparable property	Price	Date of sale
1	13 Athelstan Rd CAMBERWELL 3124	\$3,216,000	27/05/2023
2	14 Range St CAMBERWELL 3124	\$3,100,000	25/04/2023
3	26 Smith Rd CAMBERWELL 3124	\$2,900,000	25/02/2023

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	07/08/2023 15:49





Zali Reynolds 03 9889 3990 0422 576 049

Indicative Selling Price \$2,900,000 - \$3,100,000 **Median House Price**

Year ending June 2023: \$2,600,000

zali@shelterrealestate.com.au



Rooms: 6

Property Type: House Land Size: 748 sqm approx

Agent Comments

Luxuriously proportioned on a leafy landscaped parcel, this Californian Bungalow's impressively renovated spaces provide a home of timeless family appeal just minutes from a host of premium amenities.

Comparable Properties



13 Athelstan Rd CAMBERWELL 3124 (REI)





Price: \$3,216,000 Method: Auction Sale Date: 27/05/2023

Property Type: House (Res) Land Size: 815 sqm approx

Agent Comments



14 Range St CAMBERWELL 3124 (REI)





Price: \$3,100,000 Method: Private Sale Date: 25/04/2023 Property Type: House Land Size: 837 sqm approx Agent Comments



26 Smith Rd CAMBERWELL 3124 (REI/VG)





Price: \$2,900,000 Method: Auction Sale Date: 25/02/2023

Property Type: House (Res) Land Size: 808 sqm approx Agent Comments

Account - Shelter Real Estate | P: 03 9889 3990





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