

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 Seville Street, Camberwell Vic 3124

Indicative selling price

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

Range between \$2,900,000 & \$3,100,000

Median sale price

Median price \$2,600,000 Property 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	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 comparable properties 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



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.

Indicative Selling Price

\$2,900,000 - \$3,100,000

Median House Price

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

Comparable Properties



13 Athelstan Rd CAMBERWELL 3124 (REI)

Agent Comments



Price: \$3,216,000
Method: Auction Sale
Date: 27/05/2023
Property Type: House (Res)
Land Size: 815 sqm approx



14 Range St CAMBERWELL 3124 (REI)

Agent Comments



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



26 Smith Rd CAMBERWELL 3124 (REI/VG)

Agent Comments



Price: \$2,900,000
Method: Auction Sale
Date: 25/02/2023
Property Type: House (Res)
Land Size: 808 sqm approx