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	

Indicative selling price

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

Range between \$2,400,000 &

Median sale price

Median price	\$2,700,000	Pro	perty Type	House			Suburb	Camberwell
Period - From	01/01/2024	to	31/03/2024		Sou	ırce	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	9 Lynden St CAMBERWELL 3124	\$2,664,000	02/03/2024
2	21 Bristol St SURREY HILLS 3127	\$2,595,000	21/02/2024
3	24 Redvers St SURREY HILLS 3127	\$2,470,000	17/02/2024

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:	24/04/2024 10:31













Rooms: 9

Property Type: House Land Size: 631 sqm approx

Indicative Selling Price \$2,400,000 - \$2,640,000 **Median House Price** March quarter 2024: \$2,700,000

Comparable Properties



9 Lynden St CAMBERWELL 3124 (REI)





Price: \$2,664,000 Method: Auction Sale Date: 02/03/2024

Property Type: House (Res)

Agent Comments

Land area: 569 m approx.



21 Bristol St SURREY HILLS 3127 (REI)





Agent Comments

Price: \$2,595,000 Method: Private Sale Date: 21/02/2024 Property Type: House Land Size: 771 sqm approx



24 Redvers St SURREY HILLS 3127 (REI)





Price: \$2,470,000 Method: Auction Sale Date: 17/02/2024

Property Type: House (Res) Land Size: 605 sqm approx Agent Comments

Account - Jellis Craig | P: 03 9810 5000 | F: 03 9819 2511





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