

# 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 16 BRYNMAWR ROAD, 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 \$3,980,000 & \$4,300,000

### Median sale price

Median price \$2,401,000 Property type House Suburb Camberwell

Period - From 01 January 2023 to 31 December 2023 Source Price Finder

### Comparable property sales

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.

Address of comparable property	Price	Date of sale
19 BEACONSFIELD RD, HAWTHORN EAST, VIC 3123	\$4,650,000	09/08/2023
22 SUNNYSIDE AVE, CAMBERWELL, VIC 3124	\$4,360,000	25/10/2023

This Statement of Information was prepared on: 15/01/2024