## 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 Kasouka Road, Camberwell Vic 3124

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$3,500,000		&		\$3,750,000			
Median sale p	rice							
Median price	\$2,700,000	Pro	operty Type	Hou	ISE		Suburb	Camberwell
Period - From	01/01/2024	to	31/03/2024		So	urce	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ade	dress of comparable property	Price	Date of sale
1	7 Wiringa Av CAMBERWELL 3124	\$3,560,000	23/03/2024
2			
3			

#### OR

**B**<sup>\*</sup> 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:

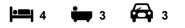
23/04/2024 17:49



### 16 Kasouka Road, Camberwell Vic 3124







Rooms: 9 Property Type: House Land Size: 650 sqm approx Mike Beardsley 03 9810 5000 0476 777 004 MikeBeardsley@jelliscraig.com.au

> Indicative Selling Price \$3,500,000 - \$3,750,000 Median House Price March quarter 2024: \$2,700,000

# **Comparable Properties**



7 Wiringa Av CAMBERWELL 3124 (REI)



Price: \$3,560,000 Method: Auction Sale Date: 23/03/2024 Property Type: House Land Size: 800 sqm approx Agent Comments

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.

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