

# 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 [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$3,500,000

&

\$3,750,000

### Median sale price

Median price

\$2,700,000

Property Type

House

Suburb

Camberwell

Period - From

01/01/2024

to

31/03/2024

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	7 Wiringa Av CAMBERWELL 3124	\$3,560,000	23/03/2024
2			
3			

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:

23/04/2024 17:49

16 Kasouka Road, Camberwell Vic 3124



Mike Beardsley  
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**Indicative Selling Price**

\$3,500,000 - \$3,750,000

**Median House Price**

March quarter 2024: \$2,700,000



**Rooms:** 9

**Property Type:** House

**Land Size:** 650 sqm approx

## Comparable Properties



7 Wiringa Av CAMBERWELL 3124 (REI)

Agent Comments



**Price:** \$3,560,000

**Method:** Auction Sale

**Date:** 23/03/2024

**Property Type:** House

**Land Size:** 800 sqm approx

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.

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



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