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

17 Kalang Road, Camberwell Vic 3124

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au	/underquot	ting		
Range betweer	\$1,800,000		&		\$1,900,000			
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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ado	dress of comparable property	Price	Date of sale
1	1/6 Brynmawr Rd CAMBERWELL 3124	\$2,038,000	01/03/2024
2	2/5 Payne St SURREY HILLS 3127	\$1,900,000	16/03/2024
3	1/2 Trumper St CAMBERWELL 3124	\$1,870,000	16/03/2024

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:

22/04/2024 10:08







Property Type: House Agent Comments

Christopher Cain 9805 2900 0419 140 765 chris@jacain.com.au

Indicative Selling Price \$1,800,000 - \$1,900,000 Median House Price March quarter 2024: \$2,700,000

Comparable Properties



1/6 Brynmawr Rd CAMBERWELL 3124 (REI) Agent Comments



Price: \$2,038,000 Method: Sold Before Auction Date: 01/03/2024 Property Type: Townhouse (Res)

Agent Comments



Price: \$1,900,000

2/5 Payne St SURREY HILLS 3127 (REI)



Method: Auction Sale Date: 16/03/2024 Property Type: Townhouse (Res) Land Size: 389 sqm approx

1/2 Trumper St CAMBERWELL 3124 (REI)



Agent Comments

Price: \$1,870,000 Method: Auction Sale Date: 16/03/2024 Property Type: Unit Land Size: 334 sqm approx

Account - J A Cain | P: 03 9805 2900 | F: 03 9805 2999



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