

# 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 Loch Street, 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 \$4,850,000 & \$5,250,000

### Median sale price

Median price \$2,600,000 Property Type House Suburb Camberwell

Period - From 01/07/2022 to 30/06/2023 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	11 The Ridge CANTERBURY 3126	\$5,100,000	14/06/2023
2	17 Rae St HAWTHORN 3122	\$4,910,000	12/08/2023
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: 12/09/2023 13:22

17 Loch Street, Camberwell Vic 3124



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**Property Type:** House  
**Land Size:** 853 sqm approx

Mark Josem  
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**Indicative Selling Price**  
\$4,850,000 - \$5,250,000  
**Median House Price**  
Year ending June 2023: \$2,600,000

## Comparable Properties



11 The Ridge CANTERBURY 3126 (REI)

Agent Comments

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**Price:** \$5,100,000  
**Method:** Sold Before Auction  
**Date:** 14/06/2023  
**Property Type:** House (Res)  
**Land Size:** 786 sqm approx



17 Rae St HAWTHORN 3122 (REI)

Agent Comments

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**Price:** \$4,910,000  
**Method:** Auction Sale  
**Date:** 12/08/2023  
**Property Type:** House (Res)  
**Land Size:** 807 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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