

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 Mabel Street, Camberwell Vic 3124

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$3,000,000 & \$3,300,000

Median sale price

Median price \$2,437,000 Property Type House Suburb Camberwell

Period - From 01/01/2023 to 31/12/2023 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	12 Alta St CANTERBURY 3126	\$3,560,000	02/12/2023
2	130 Wattle Valley Rd CAMBERWELL 3124	\$3,471,000	21/10/2023
3	35 Hunter Rd CAMBERWELL 3124	\$3,250,000	24/11/2023

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:

31/01/2024 14:21

17 Mabel Street, Camberwell Vic 3124



4 3 2

Property Type: House
Land Size: 650 sqm approx
Agent Comments

Indicative Selling Price
\$3,000,000 - \$3,300,000
Median House Price
Year ending December 2023: \$2,437,000

Comparable Properties



12 Alta St CANTERBURY 3126 (REI)

Agent Comments

5 4 2

Price: \$3,560,000
Method: Auction Sale
Date: 02/12/2023
Property Type: House (Res)
Land Size: 667 sqm approx



130 Wattle Valley Rd CAMBERWELL 3124 (REI/VG)

Agent Comments

4 2 5

Price: \$3,471,000
Method: Auction Sale
Date: 21/10/2023
Property Type: House
Land Size: 770 sqm approx



35 Hunter Rd CAMBERWELL 3124 (REI)

Agent Comments

5 3 2

Price: \$3,250,000
Method: Sold Before Auction
Date: 24/11/2023
Property Type: House (Res)
Land Size: 652 sqm approx

Account - Kay & Burton | P: 03 8862 8000 | F: 03 8862 8088



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