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 | 19 Doonkuna Avenue, Camberwell Vic 3124 |
|----------------------|---|
| Including suburb and | |
| postcode | |
| | |

Indicative selling price

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

| Range between \$2,100,000 & \$2,500,000 | Range between | \$2,100,000 | & | \$2,300,000 |
|---|---------------|-------------|---|-------------|
|---|---------------|-------------|---|-------------|

Median sale price

| Median price | \$2,555,500 | Pro | perty Type | House | | Suburb | Camberwell |
|---------------|-------------|-----|------------|-------|--------|--------|------------|
| Period - From | 01/10/2023 | 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

| 1 | 21 George St CAMBERWELL 3124 | \$2,220,000 | 02/12/2023 |
|---|---------------------------------|-------------|------------|
| 2 | 29 Milverton St CAMBERWELL 3124 | \$2,100,000 | 19/12/2023 |
| 3 | 11 Halley Av CAMBERWELL 3124 | \$2,100,000 | 10/08/2023 |

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.

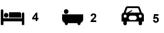
| This Statement of Information was prepared on: | 08/02/2024 09:31 |
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Date of sale

19 Doonkuna Avenue, Camberwell Vic 3124





Property Type: House Agent Comments

Richard Winneke 03 9810 5081 0418 136 858 richardwinneke@jelliscraig.com.au

Indicative Selling Price \$2,100,000 - \$2,300,000 Median House Price December quarter 2023: \$2,555,500

Comparable Properties



21 George St CAMBERWELL 3124 (REI/VG)

3

— 2

6

Price: \$2,220,000 **Method:** Auction Sale **Date:** 02/12/2023

Property Type: House (Res) **Land Size:** 658 sqm approx

Agent Comments



29 Milverton St CAMBERWELL 3124 (REI/VG)

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Price: \$2,100,000 Method: Private Sale Date: 19/12/2023 Property Type: House

Land Size: 696 sqm approx

Agent Comments



11 Halley Av CAMBERWELL 3124 (VG)

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Price: \$2,100,000 Method: Sale Date: 10/08/2023

Property Type: House (Res) Land Size: 678 sqm approx Agent Comments

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



