

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

1a St Andries Street, Camberwell Vic 3124

Indicative selling price

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

Range between \$2,000,000 & \$2,200,000

Median sale price

Median price \$2,360,000 Property Type House Suburb Camberwell

Period - From 01/07/2023 to 30/09/2023 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	29a Clifton Rd HAWTHORN EAST 3123	\$2,200,000	16/05/2023
2	9a Netherway St CAMBERWELL 3124	\$2,160,000	22/07/2023
3	20 Lomond St GLEN IRIS 3146	\$2,090,000	05/08/2023

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: 08/11/2023 20:12



Rooms: 7

Property Type: House

Land Size: 357 sqm approx

Agent Comments

Entirely independent on its own Title behind its own street frontage, this magnificent luxury home and its easy-care parcel provide the ultimate in family flexibility in a prestige location just minutes from Camberwell Junction, leading private schools and glorious Fordham Gardens.

Indicative Selling Price

\$2,000,000 - \$2,200,000

Median House Price

September quarter 2023: \$2,360,000

Comparable Properties



29a Clifton Rd HAWTHORN EAST 3123 (REI/VG)

Agent Comments



Price: \$2,200,000

Method: Expression of Interest

Date: 16/05/2023

Property Type: House (Res)

Land Size: 564 sqm approx



9a Netherway St CAMBERWELL 3124 (REI/VG) **Agent Comments**



Price: \$2,160,000

Method: Auction Sale

Date: 22/07/2023

Property Type: Townhouse (Res)

Land Size: 370 sqm approx



20 Lomond St GLEN IRIS 3146 (REI/VG)

Agent Comments



Price: \$2,090,000

Method: Auction Sale

Date: 05/08/2023

Property Type: House (Res)

Land Size: 369 sqm approx