

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

2/74 Glyndon Road, Camberwell Vic 3124

Indicative selling price

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

Range between

\$1,200,000

&

\$1,300,000

Median sale price

Median price

\$832,500

Property Type

Unit

Suburb

Camberwell

Period - From

04/09/2022

to

03/09/2023

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	4/222 Canterbury Rd CANTERBURY 3126	\$1,320,000	26/08/2023
2	1/10 Athelstan Rd CAMBERWELL 3124	\$1,202,000	02/09/2023
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:

04/09/2023 16:10



 3  1  2

Property Type: Unit

Agent Comments

Indicative Selling Price

\$1,200,000 - \$1,300,000

Median Unit Price

04/09/2022 - 03/09/2023: \$832,500

Comparable Properties



4/222 Canterbury Rd CANTERBURY 3126 (REI) Agent Comments

 3  2  2

Price: \$1,320,000

Method: Auction Sale

Date: 26/08/2023

Property Type: Townhouse (Res)



1/10 Athelstan Rd CAMBERWELL 3124 (REI) Agent Comments

 2  1  1

Price: \$1,202,000

Method: Auction Sale

Date: 02/09/2023

Property Type: Unit

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.