# Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

## Property offered for sale

Including suburb and postcode

Address 20 Christowel Street, Camberwell Vic 3124

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$2,100,000		&		\$2,300,000			
Median sale p	rice							
Median price	\$2,500,000	Pro	operty Type	Hou	ISE		Suburb	Camberwell
Period - From	01/04/2023	to	31/03/2024		So	urce	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	11 Griotte St CANTERBURY 3126	\$2,310,000	23/03/2024
2	57 Cooloongatta Rd CAMBERWELL 3124	\$2,200,000	24/02/2024
3			

OR

**B**<sup>\*</sup> 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:

29/05/2024 17:17







**Property Type:** House (Res) **Land Size:** 609 sqm approx Agent Comments Indicative Selling Price \$2,100,000 - \$2,300,000 Median House Price Year ending March 2024: \$2,500,000

# **Comparable Properties**



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 - Marshall White | P: 03 9822 9999

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