## 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

20 Collings Street, Camberwell Vic 3124

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	n \$2,100,000		&		\$2,250,000				
Median sale price									
Median price	\$2,437,000	Property Type Ho			use		Suburb	Camberwell	
Period - From	01/01/2023	to	31/12/2023		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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ade	dress of comparable property	Price	Date of sale
1	6 Springfield Av CAMBERWELL 3124	\$2,410,000	02/03/2024
2	25 George St CAMBERWELL 3124	\$2,400,000	14/12/2023
3	2a Acacia St CAMBERWELL 3124	\$2,275,000	08/03/2024

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:

19/03/2024 13:59



**Indicative Selling Price** 





Rooms: 7 Property Type: Divorce/Estate/Family Transfers Land Size: 696 sqm approx

Agent Comments

\$2,100,000 - \$2,250,000 **Median House Price** Year ending December 2023: \$2,437,000

Extended c.1937 solid brick family home. Prized parkland pocket offering outstanding convenience. Architect's own extension full of abundant north-westerly light. No Heritage Overlay. Two light-filled living areas, large alfresco entertaining deck. High 3m decorative ceilings & leadlight detail.

# **Comparable Properties**

	6 Springfield Av CAMBERWELL 3124 (REI) 3 2 2 1 Price: \$2,410,000 Method: Auction Sale Date: 02/03/2024 Property Type: House (Res) Land Size: 588 sqm approx	Agent Comments
	25 George St CAMBERWELL 3124 (REI/VG) 4 2 2 2 Price: \$2,400,000 Method: Private Sale Date: 14/12/2023 Property Type: House Land Size: 783 sqm approx	Agent Comments
Account - FITCH PARTNERS PT	2a Acacia St CAMBERWELL 3124 (REI) 4 2 2 2 Price: \$2,275,000 Method: Private Sale Date: 08/03/2024 Property Type: House Land Size: 695 sqm approx	Agent Comments





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