

# 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](http://consumer.vic.gov.au/underquoting)

Range between \$2,100,000 & \$2,250,000

### Median sale price

Median price \$2,437,000 Property Type House Suburb Camberwell

Period - From 01/01/2023 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	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



 4    3    3

**Rooms:** 7

**Property Type:**

Divorce/Estate/Family Transfers

**Land Size:** 696 sqm approx

**Agent Comments**

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.

**Indicative Selling Price**

\$2,100,000 - \$2,250,000

**Median House Price**

Year ending December 2023: \$2,437,000

## Comparable Properties



**6 Springfield Av CAMBERWELL 3124 (REI)**

**Agent Comments**

 3    2    1

**Price:** \$2,410,000

**Method:** Auction Sale

**Date:** 02/03/2024

**Property Type:** House (Res)

**Land Size:** 588 sqm approx



**25 George St CAMBERWELL 3124 (REI/VG)**

**Agent Comments**

 4    2    2

**Price:** \$2,400,000

**Method:** Private Sale

**Date:** 14/12/2023

**Property Type:** House

**Land Size:** 783 sqm approx



**2a Acacia St CAMBERWELL 3124 (REI)**

**Agent Comments**

 4    2    2

**Price:** \$2,275,000

**Method:** Private Sale

**Date:** 08/03/2024

**Property Type:** House

**Land Size:** 695 sqm approx

**Account - FITCH PARTNERS PTY LTD | P: 0391149888**