

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

21 Russell Street, Camberwell Vic 3124

Indicative selling price

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

Range between \$2,600,000 & \$2,850,000

Median sale price

Median price \$2,565,000 Property Type House Suburb Camberwell

Period - From 01/10/2022 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	5 Power St BALWYN 3103	\$2,888,000	21/10/2023
2	10 Invermay Gr HAWTHORN EAST 3123	\$2,835,000	29/07/2023
3	83 Harcourt St HAWTHORN EAST 3123	\$2,800,000	16/09/2023

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:

15/11/2023 15:26



 3  2  2

Property Type: House

Agent Comments

Indicative Selling Price

\$2,600,000 - \$2,850,000

Median House Price

Year ending September 2023: \$2,565,000

Comparable Properties



5 Power St BALWYN 3103 (REI)

Agent Comments

 4  2  2

Price: \$2,888,000

Method: Auction Sale

Date: 21/10/2023

Property Type: House (Res)

Land Size: 613 sqm approx



10 Invermay Gr HAWTHORN EAST 3123 (REI)

Agent Comments

 4  1  1

Price: \$2,835,000

Method: Auction Sale

Date: 29/07/2023

Property Type: House (Res)



83 Harcourt St HAWTHORN EAST 3123 (REI/VG)

Agent Comments

 4  1  2

Price: \$2,800,000

Method: Auction Sale

Date: 16/09/2023

Property Type: House (Res)

Land Size: 590 sqm approx

Account - Jellis Craig | P: 03 9864 5000