

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

22 Orrong Crescent, Camberwell Vic 3124

Indicative selling price

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

Range between \$2,000,000 & \$2,200,000

Median sale price

Median price \$2,600,000 Property Type House Suburb Camberwell

Period - From 01/07/2022 to 30/06/2023 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 Nelson Rd CAMBERWELL 3124	\$2,273,000	29/07/2023
2	6 Orrong Cr CAMBERWELL 3124	\$2,130,000	16/09/2023
3	31 Lansell Cr CAMBERWELL 3124	\$1,862,500	05/04/2023

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:

03/10/2023 16:14



Property Type:
Agent Comments

Indicative Selling Price
\$2,000,000 - \$2,200,000
Median House Price
Year ending June 2023: \$2,600,000

Comparable Properties



6 Nelson Rd CAMBERWELL 3124 (REI)

Agent Comments



Price: \$2,273,000
Method: Auction Sale
Date: 29/07/2023
Property Type: House (Res)



6 Orrong Cr CAMBERWELL 3124 (REI)

Agent Comments



Price: \$2,130,000
Method: Auction Sale
Date: 16/09/2023
Property Type: House (Res)
Land Size: 760 sqm approx



31 Lansell Cr CAMBERWELL 3124 (REI)

Agent Comments



Price: \$1,862,500
Method: Private Sale
Date: 05/04/2023
Property Type: House
Land Size: 672 sqm approx

Account - Marshall White | P: 03 9822 9999