

# 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 23 Norman 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 \$2,000,000 & \$2,200,000

### Median sale price

Median price \$2,270,000 Property Type House Suburb Camberwell

Period - From 01/04/2023 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	24 Compton St CANTERBURY 3126	\$2,510,000	21/05/2023
2	30 Pine St SURREY HILLS 3127	\$2,350,000	12/06/2023
3	42 Ellsworth Cr CAMBERWELL 3124	\$1,918,888	07/07/2023

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: 25/07/2023 10:13



**Property Type:** House

Agent Comments

**Indicative Selling Price**  
\$2,000,000 - \$2,200,000  
**Median House Price**  
June quarter 2023: \$2,270,000

## Comparable Properties



**24 Compton St CANTERBURY 3126 (REI)**

Agent Comments



**Price:** \$2,510,000  
**Method:** Sold Before Auction  
**Date:** 21/05/2023  
**Property Type:** House (Res)  
**Land Size:** 356 sqm approx



**30 Pine St SURREY HILLS 3127 (REI)**

Agent Comments



**Price:** \$2,350,000  
**Method:** Private Sale  
**Date:** 12/06/2023  
**Property Type:** House (Res)  
**Land Size:** 377 sqm approx



**42 Ellsworth Cr CAMBERWELL 3124 (REI/VG)**

Agent Comments



**Price:** \$1,918,888  
**Method:** Private Sale  
**Date:** 07/07/2023  
**Property Type:** House  
**Land Size:** 302 sqm approx

Account - Heavyside



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