

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 Orange Grove, Camberwell, VIC 3124

Indicative selling price

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

Single Price \$3,050,000

Median sale price

Median price \$2,500,000 Property Type House Suburb Camberwell (3124)

Period - From 01/06/2023 to 31/05/2024 Source CoreLogic

Comparable property sales

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
8 ORANGE GROVE, CAMBERWELL VIC 3124	\$3,110,000	04/05/2024
8 GILBERT PARADE, CAMBERWELL VIC 3124	\$3,015,000	16/01/2024
44A ROWELL AVENUE, CAMBERWELL VIC 3124	\$2,930,000	27/03/2024

This Statement of Information was prepared on: 12/06/2024