

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

25 Orrong Crescent, Camberwell Vic 3124

Indicative selling price

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

Range between \$3,400,000 & \$3,600,000

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	36 Wingan Av CAMBERWELL 3124	\$3,688,000	03/06/2023
2	5 Crellin Gr CAMBERWELL 3124	\$3,505,000	27/05/2023
3	12 Warburton Rd CAMBERWELL 3124	\$3,400,000	24/06/2023

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:

02/08/2023 10:23



Rooms: 7

Property Type: House

Land Size: 715 sqm approx

Agent Comments

Comparable Properties



36 Wingan Av CAMBERWELL 3124 (REI)

Agent Comments



Price: \$3,688,000

Method: Auction Sale

Date: 03/06/2023

Property Type: House (Res)



5 Crellin Gr CAMBERWELL 3124 (REI)

Agent Comments



Price: \$3,505,000

Method: Auction Sale

Date: 27/05/2023

Property Type: House (Res)

Land Size: 811 sqm approx



12 Warburton Rd CAMBERWELL 3124 (REI)

Agent Comments



Price: \$3,400,000

Method: Auction Sale

Date: 24/06/2023

Property Type: House (Res)

Land Size: 701 sqm approx