

# 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

27 Acheron Avenue, 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 \$2,500,000 & \$2,750,000

### Median sale price

Median price \$2,360,000 Property Type House Suburb Camberwell

Period - From 01/07/2023 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	12 Callanish Rd CAMBERWELL 3124	\$2,777,000	29/07/2023
2	31 Acheron Av CAMBERWELL 3124	\$2,720,000	31/10/2023
3	62 Rowell Av CAMBERWELL 3124	\$2,565,000	28/10/2023

**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:

17/11/2023 11:23



 4  2  2

**Property Type:** House  
**Land Size:** 949 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$2,500,000 - \$2,750,000  
**Median House Price**  
September quarter 2023: \$2,360,000

## Comparable Properties



12 Callanish Rd CAMBERWELL 3124 (REI/VG) **Agent Comments**

 5  2  4

**Price:** \$2,777,000  
**Method:** Private Sale  
**Date:** 29/07/2023  
**Property Type:** House  
**Land Size:** 864 sqm approx



31 Acheron Av CAMBERWELL 3124 (REI) **Agent Comments**

 4  2  2

**Price:** \$2,720,000  
**Method:** Private Sale  
**Date:** 31/10/2023  
**Property Type:** House  
**Land Size:** 991 sqm approx



62 Rowell Av CAMBERWELL 3124 (REI) **Agent Comments**

 3  2  2

**Price:** \$2,565,000  
**Method:** Auction Sale  
**Date:** 28/10/2023  
**Property Type:** House (Res)  
**Land Size:** 776 sqm approx

**Account - Woodards** | P: 03 9805 1111 | F: 03 9805 1199