Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 27 Seymour Grove, Camberwell Vic 3124

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ing		
Range betwee	\$3,200,000		&		\$3,500,000			
Median sale p	rice							
Median price	\$2,665,000	Pro	operty Type	Hous	se		Suburb	Camberwell
Period - From	01/04/2022	to	31/03/2023		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	5 Crellin Gr CAMBERWELL 3124	\$3,505,000	27/05/2023
2	12 Warburton Rd CAMBERWELL 3124	\$3,400,000	24/06/2023
3	13 Athelstan Rd CAMBERWELL 3124	\$3,216,000	27/05/2023

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:

07/07/2023 09:59



RT Edgar





Property Type: House (Res) Land Size: 724 sqm approx Agent Comments

Annabelle Feng 8888 2000 0409 384 144 afeng@rtedgar.com.au

Indicative Selling Price \$3,200,000 - \$3,500,000 Median House Price Year ending March 2023: \$2,665,000

Comparable Properties



5 Crellin Gr CAMBERWELL 3124 (REI) **à** 2



Price: \$3,505,000 Method: Auction Sale Date: 27/05/2023 Property Type: House (Res) Land Size: 811 sqm approx

Agent Comments

Agent Comments



Price: \$3,400,000 Method: Auction Sale Date: 24/06/2023 Property Type: House (Res) Land Size: 701 sqm approx

4

13 Athelstan Rd CAMBERWELL 3124 (REI)

12 Warburton Rd CAMBERWELL 3124 (REI)

2



Agent Comments

Price: \$3,216,000 Method: Auction Sale Date: 27/05/2023 Property Type: House (Res) Land Size: 815 sqm approx

Account - RT Edgar Boroondara | P: 03 8888 2000 | F: 03 8888 2088





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