

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

27a Alma Road, Camberwell Vic 3124

Indicative selling price

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

Range between \$2,000,000 & \$2,200,000

Median sale price

Median price \$2,437,000 Property Type House Suburb Camberwell

Period - From 01/01/2023 to 31/12/2023 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	3 Brinsley Rd CAMBERWELL 3124	\$2,300,000	23/03/2024
2	3 Butler St CAMBERWELL 3124	\$2,200,000	02/03/2024
3	18 Westbourne Gr CAMBERWELL 3124	\$2,026,000	02/12/2023

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.~~

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Indicative Selling Price

\$2,000,000 - \$2,200,000

Median House Price

Year ending December 2023: \$2,437,000



 3  2  2

Rooms: 7

Property Type: House

Land Size: 498 sqm approx

Agent Comments

Comparable Properties



3 Brinsley Rd CAMBERWELL 3124 (REI)

Agent Comments

 3  2  1

Price: \$2,300,000

Method: Auction Sale

Date: 23/03/2024

Property Type: House (Res)

Land Size: 457 sqm approx



3 Butler St CAMBERWELL 3124 (REI)

Agent Comments

 4  1  3

Price: \$2,200,000

Method: Auction Sale

Date: 02/03/2024

Property Type: House (Res)

Land Size: 604 sqm approx



18 Westbourne Gr CAMBERWELL 3124 (REI)

Agent Comments

 4  2  2

Price: \$2,026,000

Method: Auction Sale

Date: 02/12/2023

Property Type: House (Res)

Land Size: 597 sqm approx

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