

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

3/10 Allambee Avenue, Camberwell Vic 3124

Indicative selling price

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

Range between \$1,550,000 & \$1,695,000

Median sale price

Median price \$1,740,500 Property Type Townhouse Suburb Camberwell

Period - From 14/08/2022 to 13/08/2023 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	2/41 Rochester Rd CANTERBURY 3126	\$1,750,000	29/06/2023
2	2/4 Felix St SURREY HILLS 3127	\$1,625,000	27/05/2023
3	1/919 Toorak Rd CAMBERWELL 3124	\$1,600,000	07/08/2023

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:

14/08/2023 14:41



Rooms: 6
Property Type: Townhouse (Res)
Agent Comments

Indicative Selling Price
\$1,550,000 - \$1,695,000
Median Townhouse Price
14/08/2022 - 13/08/2023: \$1,740,500

Comparable Properties



2/41 Rochester Rd CANTERBURY 3126 (REI) Agent Comments



Price: \$1,750,000
Method: Private Sale
Date: 29/06/2023
Property Type: Unit



2/4 Felix St SURREY HILLS 3127 (REI/VG) Agent Comments



Price: \$1,625,000
Method: Auction Sale
Date: 27/05/2023
Property Type: Townhouse (Res)



1/919 Toorak Rd CAMBERWELL 3124 (REI) Agent Comments



Price: \$1,600,000
Method: Private Sale
Date: 07/08/2023
Property Type: Townhouse (Single)
Land Size: 368 sqm approx