

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 Tyne Street, Camberwell Vic 3124

Indicative selling price

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

Range between \$1,750,000 & \$1,900,000

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	1/3 Through Rd CAMBERWELL 3124	\$1,855,000	19/08/2023
2	2a Gilmour St BURWOOD 3125	\$1,750,000	26/08/2023
3			

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:

22/09/2023 12:06



Property Type:
Agent Comments

Indicative Selling Price
\$1,750,000 - \$1,900,000
Median House Price
Year ending June 2023: \$2,600,000

Comparable Properties



1/3 Through Rd CAMBERWELL 3124 (REI) **Agent Comments**



Price: \$1,855,000
Method: Auction Sale
Date: 19/08/2023
Property Type: Townhouse (Res)



2a Gilmour St BURWOOD 3125 (REI) **Agent Comments**



Price: \$1,750,000
Method: Sold Before Auction
Date: 26/08/2023
Property Type: Townhouse (Res)
Land Size: 482 sqm approx

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.