

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 3/131 Rowell Avenue, Camberwell Vic 3124

Indicative selling price

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

Range between \$800,000 & \$880,000

Median sale price

Median price \$862,500 Property Type Unit Suburb Camberwell

Period - From 01/04/2023 to 31/03/2024 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	3/21 Glyndon Rd CAMBERWELL 3124	\$899,000	15/12/2023
2	4/37 Hazel St CAMBERWELL 3124	\$880,000	02/12/2023
3	2/581 Camberwell Rd CAMBERWELL 3124	\$750,000	06/12/2023

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.~~

This Statement of Information was prepared on: 16/04/2024 11:51



2 1 2

Property Type: Unit

Agent Comments

Indicative Selling Price

\$800,000 - \$880,000

Median Unit Price

Year ending March 2024: \$862,500

Comparable Properties



3/21 Glyndon Rd CAMBERWELL 3124 (REI)

Agent Comments

2 1 1

Price: \$899,000

Method: Private Sale

Date: 15/12/2023

Property Type: Unit



4/37 Hazel St CAMBERWELL 3124 (REI/VG)

Agent Comments

2 1 1

Price: \$880,000

Method: Auction Sale

Date: 02/12/2023

Property Type: Unit



2/581 Camberwell Rd CAMBERWELL 3124 (REI/VG)

Agent Comments

2 1 1

Price: \$750,000

Method: Private Sale

Date: 06/12/2023

Property Type: Unit

Account - Jellis Craig | P: 03 9864 5000