

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

3/15 ELAROO AVENUE CAMBERWELL VIC 3124

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$750,000

&

\$825,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$927,500

Property type

Unit

Suburb

Camberwell

Period-from

01 Apr 2023

to

31 Mar 2024

Source

Corelogic

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 6 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

3/22 ALLAMBEE AVENUE CAMBERWELL VIC 3124	\$890,000	14-Oct-23
4/249 HIGHFIELD ROAD CAMBERWELL VIC 3124	\$775,000	12-Aug-23
2/30 SPENCER ROAD CAMBERWELL VIC 3124	\$790,000	29-Apr-23

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 6 months.

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**3/22 ALLAMBEE AVENUE
CAMBERWELL VIC 3124**

 2  1  1

Sold Price **\$890,000** Sold Date **14-Oct-23**

Distance **0.39km**



**4/249 HIGHFIELD ROAD
CAMBERWELL VIC 3124**

 2  1  2

Sold Price **\$775,000** Sold Date **12-Aug-23**

Distance **1.12km**



**2/30 SPENCER ROAD
CAMBERWELL VIC 3124**

 2  1  2

Sold Price **\$790,000** Sold Date **29-Apr-23**

Distance **1.07km**

RS = Recent sale UN = Undisclosed Sale

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