

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 3/22 Allambee 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 \$820,000 Property Type Unit 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	3/13 Milton St CANTERBURY 3126	\$880,000	05/04/2023
2	2/39 Bellett St CAMBERWELL 3124	\$850,000	17/04/2023
3	4/10 Ruyton St CAMBERWELL 3124	\$830,000	18/03/2023

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:

04/08/2023 19:02

Jonathon O'Donoghue
03 9810 5000
0412 745 707
jodonoghue@jellisrcraig.com.au



2 1 1

Rooms: 4

Property Type: Unit
Agent Comments

Indicative Selling Price
\$800,000 - \$880,000
Median Unit Price
Year ending June 2023: \$820,000

Comparable Properties

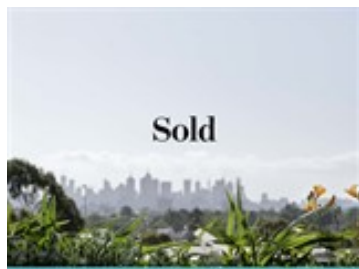


3/13 Milton St CANTERBURY 3126 (REI/VG)

Agent Comments

2 1 1

Price: \$880,000
Method: Private Sale
Date: 05/04/2023
Property Type: Unit



2/39 Bellett St CAMBERWELL 3124 (REI/VG)

Agent Comments

2 1 2

Price: \$850,000
Method: Sold Before Auction
Date: 17/04/2023
Property Type: Unit



4/10 Ruyton St CAMBERWELL 3124 (REI/VG)

Agent Comments

2 1 1

Price: \$830,000
Method: Auction Sale
Date: 18/03/2023
Property Type: Unit

Account - Jellis Craig | P: 03 9810 5000 | F: 03 9819 2511