## 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

3/32 Bringa Avenue, Camberwell Vic 3124

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ing		
Range betwee	\$720,000		&		\$792,000			
Median sale p	rice							
Median price	\$862,500	Pro	operty Type	Unit			Suburb	Camberwell
Period - From	01/04/2023	to	31/03/2024		So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	4/4 Maverston St GLEN IRIS 3146	\$801,000	27/04/2024
2	2/7 Through Rd CAMBERWELL 3124	\$770,000	22/06/2024
3	3/28 Judd St CAMBERWELL 3124	\$740,000	25/05/2024

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:

26/06/2024 13:08



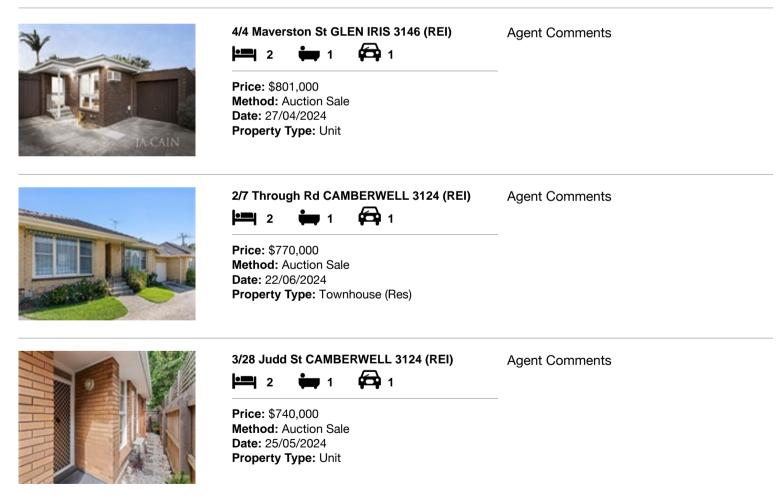






Rooms: 4 Property Type: Divorce/Estate/Family Transfers Land Size: 171 sqm approx Agent Comments Indicative Selling Price \$720,000 - \$792,000 Median Unit Price Year ending March 2024: \$862,500

# **Comparable Properties**



#### Account - Belle Property Balwyn | P: 03 9830 7000 | F: 03 9830 7017





The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.