

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 consumer.vic.gov.au/underquoting

Range between \$720,000 & \$792,000

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	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



4/4 Maverston St GLEN IRIS 3146 (REI)

Agent Comments



Price: \$801,000
Method: Auction Sale
Date: 27/04/2024
Property Type: Unit



2/7 Through Rd CAMBERWELL 3124 (REI)

Agent Comments



Price: \$770,000
Method: Auction Sale
Date: 22/06/2024
Property Type: Townhouse (Res)



3/28 Judd St CAMBERWELL 3124 (REI)

Agent Comments



Price: \$740,000
Method: Auction Sale
Date: 25/05/2024
Property Type: Unit

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