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



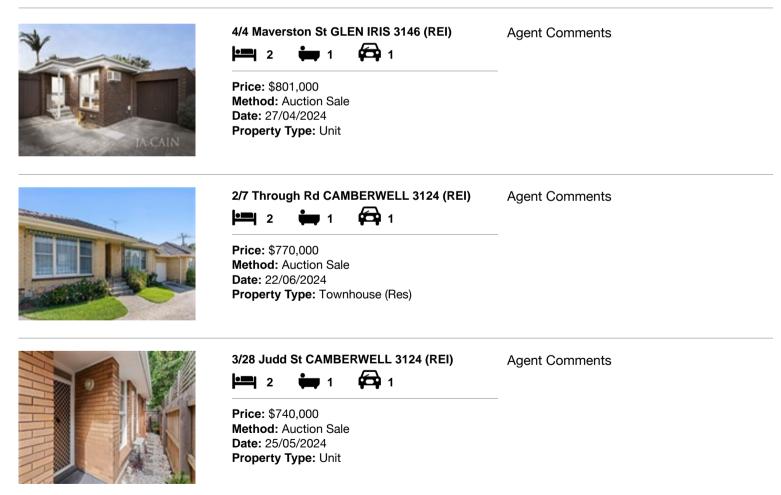






Rooms: 4 Property Type: Divorce/Estate/Family Transfers Land Size: 171 sqm approx Agent Comments Indicative Selling Price \$720,000 - \$792,000 Median Unit Price Year ending March 2024: \$862,500

Comparable Properties



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





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