

# 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

3/44 Nevis Street, Camberwell Vic 3124

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,900,000 & \$2,090,000

### Median sale price

Median price \$1,708,330 Property Type Townhouse Suburb Camberwell

Period - From 23/01/2023 to 22/01/2024 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 | 1/5 Flowerdale Rd GLEN IRIS 3146 | \$2,100,000 | 18/11/2023   |
| 2 | 31 Morey St CAMBERWELL 3124      | \$2,020,000 | 23/09/2023   |
| 3 | 24a Carramar Av CAMBERWELL 3124  | \$1,880,000 | 26/08/2023   |

**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:

23/01/2024 20:48

**Indicative Selling Price**

\$1,900,000 - \$2,090,000

**Median Townhouse Price**

23/01/2023 - 22/01/2024: \$1,708,330



3   2   2

**Property Type:** Townhouse  
(Single)

Agent Comments

## Comparable Properties



1/5 Flowerdale Rd GLEN IRIS 3146 (REI)

Agent Comments

5   3   2

**Price:** \$2,100,000

**Method:** Auction Sale

**Date:** 18/11/2023

**Property Type:** Townhouse (Res)

**Land Size:** 400 sqm approx



31 Morey St CAMBERWELL 3124 (REI/VG)

Agent Comments

3   2   1

**Price:** \$2,020,000

**Method:** Auction Sale

**Date:** 23/09/2023

**Property Type:** House (Res)

**Land Size:** 377 sqm approx



24a Carramar Av CAMBERWELL 3124  
(REI/VG)

Agent Comments

4   2   2

**Price:** \$1,880,000

**Method:** Auction Sale

**Date:** 26/08/2023

**Property Type:** House (Res)

**Land Size:** 394 sqm approx