Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 3/44 Nevis Street, Camberwell Vic 3124

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betwee	\$1,900,000		&		\$2,090,000				
Median sale p	rice								
Median price	\$1,708,330	Pro	operty Type	Том	vnhouse		Suburb	Camberwell	
Period - From	23/01/2023	to	22/01/2024		Sc	ource	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.

Ado	dress 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



3/44 Nevis Street, Camberwell Vic 3124







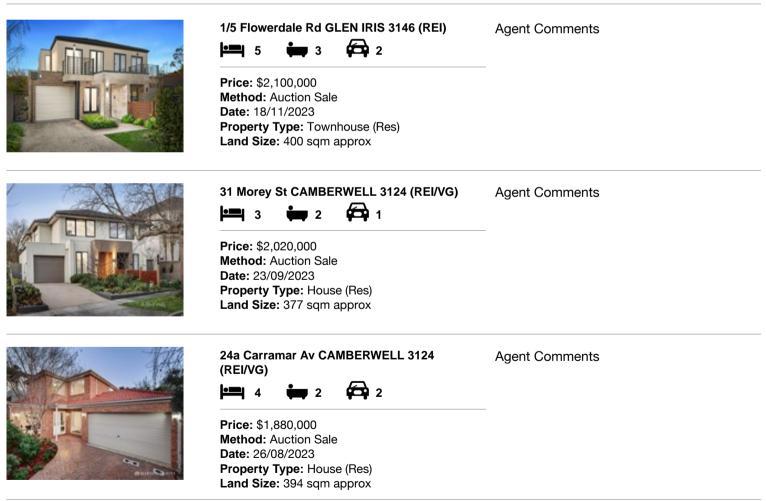
Property Type: Townhouse (Single)

Agent Comments

Mark Pezzin 03 9809 8999 0403 537 105 markpezzin@jelliscraig.com.au

Indicative Selling Price \$1,900,000 - \$2,090,000 Median Townhouse Price 23/01/2023 - 22/01/2024: \$1,708,330

Comparable Properties



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