

# 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 Bethela 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

\$2,400,000

&

\$2,600,000

### Median sale price

Median price

\$2,565,000

Property Type

House

Suburb

Camberwell

Period - From

01/10/2022

to

30/09/2023

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	9 Rowen St GLEN IRIS 3146	\$2,790,000	03/11/2023
2	66 Hortense St GLEN IRIS 3146	\$2,540,000	04/11/2023
3	53 Renwick St GLEN IRIS 3146	\$2,370,000	25/10/2023

**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:

01/12/2023 08:14



**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 603 sqm approx  
Agent Comments



## Comparable Properties



9 Rowen St GLEN IRIS 3146 (REI)

Agent Comments



**Price:** \$2,790,000  
**Method:** Sold Before Auction  
**Date:** 03/11/2023  
**Property Type:** House (Res)  
**Land Size:** 623 sqm approx



66 Hortense St GLEN IRIS 3146 (REI)

Agent Comments



**Price:** \$2,540,000  
**Method:** Private Sale  
**Date:** 04/11/2023  
**Property Type:** House  
**Land Size:** 650 sqm approx



53 Renwick St GLEN IRIS 3146 (REI)

Agent Comments



**Price:** \$2,370,000  
**Method:** Private Sale  
**Date:** 25/10/2023  
**Property Type:** House  
**Land Size:** 647 sqm approx