

# 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 Carramar Avenue, 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 \$27,000,000 & \$29,000,000

### Median sale price

Median price \$2,600,000 Property Type House Suburb Camberwell

Period - From 01/07/2022 to 30/06/2023 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	14 Range St CAMBERWELL 3124	\$3,100,000	25/04/2023
2	26 Smith Rd CAMBERWELL 3124	\$2,900,000	25/02/2023
3	12 Callanish Rd CAMBERWELL 3124	\$2,777,000	29/07/2023

**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:

17/08/2023 13:18

3 Carramar Avenue, Camberwell Vic 3124

Tim Heavyside  
94703390  
0403020404  
tim@heavyside.co



 4  2  4

**Property Type:** House  
**Land Size:** 890 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$27,000,000 - \$29,000,000  
**Median House Price**  
Year ending June 2023: \$2,600,000

## Comparable Properties



**14 Range St CAMBERWELL 3124 (REI)**

**Agent Comments**

 4  2  2

**Price:** \$3,100,000  
**Method:** Private Sale  
**Date:** 25/04/2023  
**Property Type:** House  
**Land Size:** 837 sqm approx



**26 Smith Rd CAMBERWELL 3124 (REI/VG)**

**Agent Comments**

 5  2  3

**Price:** \$2,900,000  
**Method:** Auction Sale  
**Date:** 25/02/2023  
**Property Type:** House (Res)  
**Land Size:** 808 sqm approx



**12 Callanish Rd CAMBERWELL 3124 (REI)**

**Agent Comments**

 5  2  4

**Price:** \$2,777,000  
**Method:** Private Sale  
**Date:** 29/07/2023  
**Property Type:** House  
**Land Size:** 864 sqm approx

**Account - Heavyside**



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