## 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 Killarra Avenue, Camberwell Vic 3124

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betwee	\$2,500,000		&		\$2,750,000				
Median sale p	rice								
Median price	\$2,500,000	Pro	operty Type	Hou	se		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.

Ado	dress of comparable property	Price	Date of sale
1	19 Doonkuna Av CAMBERWELL 3124	\$2,710,000	23/03/2024
2	5 Oxford St CAMBERWELL 3124	\$2,701,000	09/12/2023
3	8 Wiringa Av CAMBERWELL 3124	\$2,508,000	02/03/2024

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:

29/04/2024 14:32



3 Killarra Avenue, Camberwell Vic 3124



-74 sem 2-74 sem 2-74 sem 2-75 sem 2-75



Property Type: House

Jonathon O'Donoghue 03 9810 5000 0412 745 707 jodonoghue@jelliscraig.com.au

Indicative Selling Price \$2,500,000 - \$2,750,000 Median House Price Year ending March 2024: \$2,500,000

# Comparable Properties



19 Doonkuna Av CAMBERWELL 3124 (REI)



Price: \$2,710,000 Method: Auction Sale Date: 23/03/2024 Property Type: House (Res) Land Size: 697 sqm approx

Agent Comments

Agent Comments



Price: \$2,701,000 Method: Auction Sale Date: 09/12/2023 Property Type: House Land Size: 892 sqm approx

**-** 5



8 Wiringa Av CAMBERWELL 3124 (REI/VG)

5 Oxford St CAMBERWELL 3124 (REI/VG)

2

**2** 



Agent Comments

Price: \$2,508,000 Method: Auction Sale Date: 02/03/2024 Property Type: House (Res) Land Size: 868 sqm approx

#### Account - Jellis Craig | P: 03 9810 5000 | F: 03 9819 2511



propertydata

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