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 Merton Street, Camberwell Vic 3124

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	\$2,950,000		&		\$3,245,000				
Median sale p	rice								
Median price	\$2,555,500	Pro	operty Type	Hou	se		Suburb	Camberwell	
Period - From	01/10/2023	to	31/12/2023		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.

Ade	dress of comparable property	Price	Date of sale
1	7 Woodlands Av CAMBERWELL 3124	\$3,401,000	09/09/2023
2	35 Hunter Rd CAMBERWELL 3124	\$3,250,000	24/11/2023
3	123 High St GLEN IRIS 3146	\$2,815,000	22/11/2023

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:

23/02/2024 10:31









Property Type: House

Indicative Selling Price \$2,950,000 - \$3,245,000 Median House Price December quarter 2023: \$2,555,500

Comparable Properties



7 Woodlands Av CAMBERWELL 3124 (REI/VG) Agent Comments



Price: \$3,401,000 Method: Auction Sale Date: 09/09/2023 Property Type: House (Res) Land Size: 652 sqm approx



35 Hunter Rd CAMBERWELL 3124 (REI)

Agent Comments

Agent Comments



Price: \$3,250,000 Method: Sold Before Auction Date: 24/11/2023 Property Type: House (Res) Land Size: 652 sqm approx

123 High St GLEN IRIS 3146 (REI)



Price: \$2,815,000 Method: Private Sale Date: 22/11/2023 Property Type: House Land Size: 794 sqm approx

Account - Jellis Craig | P: 98305966



propertydata

The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.