

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 Ruyton Street, Camberwell Vic 3124

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$2,500,000 & \$2,750,000

Median sale price

Median price \$2,437,000 Property Type House Suburb Camberwell

Period - From 01/01/2023 to 31/12/2023 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	5 Oxford St CAMBERWELL 3124	\$2,701,000	09/12/2023
2	61 Essex Rd SURREY HILLS 3127	\$2,700,000	12/01/2024
3	49 Durham Rd SURREY HILLS 3127	\$2,601,000	10/02/2024

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:

22/02/2024 16:44



Rooms: 8

Property Type: House

Land Size: 706 sqm approx

Comparable Properties

5 Oxford St CAMBERWELL 3124 (REI)

Agent Comments



Price: \$2,701,000

Method: Auction Sale

Date: 09/12/2023

Property Type: House



61 Essex Rd SURREY HILLS 3127 (VG)

Agent Comments



Price: \$2,700,000

Method: Sale

Date: 12/01/2024

Property Type: House (Res)

Land Size: 590 sqm approx



49 Durham Rd SURREY HILLS 3127 (REI)

Agent Comments



Price: \$2,601,000

Method: Auction Sale

Date: 10/02/2024

Property Type: House (Res)