

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 30 Carramar Avenue, Camberwell Vic 3124

Indicative selling price

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

Range between \$2,100,000 & \$2,300,000

Median sale price

Median price \$2,665,000 Property Type House Suburb Camberwell

Period - From 01/04/2022 to 31/03/2023 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 Palmerston St CAMBERWELL 3124	\$2,420,000	20/05/2023
2	19 Crellin Gr CAMBERWELL 3124	\$2,400,000	16/05/2023
3	26 Hunter Rd CAMBERWELL 3124	\$2,130,000	04/04/2023

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: 17/06/2023 13:04



Property Type: House

Land Size: 699 sqm approx

Agent Comments



Comparable Properties



14 Palmerston St CAMBERWELL 3124 (REI)

Agent Comments



Price: \$2,420,000

Method: Auction Sale

Date: 20/05/2023

Property Type: House (Res)

Land Size: 749 sqm approx



19 Crellin Gr CAMBERWELL 3124 (REI)

Agent Comments



Price: \$2,400,000

Method: Private Sale

Date: 16/05/2023

Property Type: House

Land Size: 710 sqm approx



26 Hunter Rd CAMBERWELL 3124 (REI)

Agent Comments



Price: \$2,130,000

Method: Private Sale

Date: 04/04/2023

Property Type: House

Land Size: 692 sqm approx