

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 St Johns Avenue, Camberwell Vic 3124

Indicative selling price

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

Range between \$2,000,000 & \$2,200,000

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	57 Cooloongatta Rd CAMBERWELL 3124	\$2,200,000	24/02/2024
2	1 Berwick St CAMBERWELL 3124	\$2,053,000	21/10/2023
3	6 Tara St HAWTHORN EAST 3123	\$2,002,000	14/10/2023

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: 27/03/2024 14:39



Property Type: House

Agent Comments

Comparable Properties



57 Cooloongatta Rd CAMBERWELL 3124 (REI) Agent Comments



Price: \$2,200,000

Method: Sold Before Auction

Date: 24/02/2024

Property Type: House (Res)



1 Berwick St CAMBERWELL 3124 (REI/VG) Agent Comments



Price: \$2,053,000

Method: Auction Sale

Date: 21/10/2023

Property Type: House (Res)

Land Size: 342 sqm approx



6 Tara St HAWTHORN EAST 3123 (REI/VG) Agent Comments



Price: \$2,002,000

Method: Auction Sale

Date: 14/10/2023

Property Type: House (Res)

Land Size: 260 sqm approx