

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

31 Acheron Avenue, Camberwell Vic 3124

Indicative selling price

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

Range between

\$2,800,000

&

\$3,000,000

Median sale price

Median price

\$2,600,000

Property Type

House

Suburb

Camberwell

Period - From

01/07/2022

to

30/06/2023

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	46 Flowerdale Rd GLEN IRIS 3146	\$2,913,000	03/06/2023
2	934 Toorak Rd CAMBERWELL 3124	\$2,811,000	20/05/2023
3			

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:

03/08/2023 10:53



Property Type: House (Previously Occupied - Detached)
Land Size: 968 sqm approx
Agent Comments

Indicative Selling Price
\$2,800,000 - \$3,000,000
Median House Price
Year ending June 2023: \$2,600,000

Comparable Properties



46 Flowerdale Rd GLEN IRIS 3146 (REI)

Agent Comments



Price: \$2,913,000
Method: Auction Sale
Date: 03/06/2023
Property Type: House (Res)
Land Size: 830 sqm approx



934 Toorak Rd CAMBERWELL 3124 (REI)

Agent Comments



Price: \$2,811,000
Method: Auction Sale
Date: 20/05/2023
Property Type: House (Res)
Land Size: 832 sqm approx

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.

Account - Barry Plant | P: 03 9803 0400