## Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

Price

# Property offered for sale

Address	31 Acheron Avenue, Camberwell Vic 3124
Including suburb and	
postcode	

#### Indicative selling price

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

Range between \$2,800,000	&	\$3,000,000
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#### Median sale price

Median price	\$2,600,000	Pro	perty 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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

#### Address of comparable property

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			

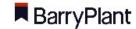
#### OR

**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
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Date of sale











**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)

4





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)

4







**Price:** \$2,811,000 **Method:** Auction Sale **Date:** 20/05/2023

Property Type: House (Res) Land Size: 832 sqm approx Agent Comments

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



