## 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 Sycamore Street, Camberwell Vic 3124

#### Indicative selling price

For the meaning	of this price see	e con	sumer.vic.go	ov.au/	/underquot	ting		
Range betwee	\$2,800,000		&		\$3,000,0	00		
Median sale p	rice							
Median price	\$2,665,000	Pro	operty Type	Hou	se		Suburb	Camberwell
Period - From	01/04/2022	to	31/03/2023	;	So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	10 Hartwell Hill Rd CAMBERWELL 3124	\$3,100,000	19/04/2023
2	13 Albion St SURREY HILLS 3127	\$3,085,000	25/02/2023
3	26 Smith Rd CAMBERWELL 3124	\$2,900,000	25/02/2023

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:

15/06/2023 12:29



### 31 Sycamore Street, Camberwell Vic 3124

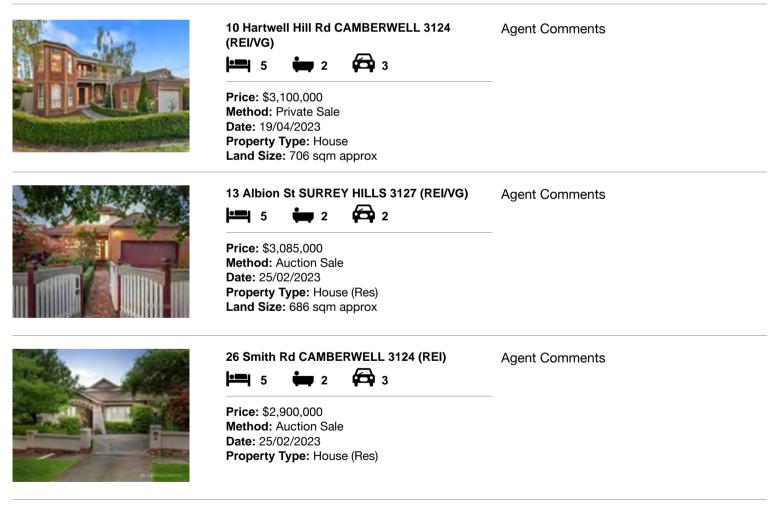




**Property Type:** House **Land Size:** 674 sqm approx Agent Comments Geordie Dixon 03 9810 5090 0418 588 399 geordiedixon@jelliscraig.com.au

Indicative Selling Price \$2,800,000 - \$3,000,000 Median House Price Year ending March 2023: \$2,665,000

# **Comparable Properties**



#### Account - Jellis Craig | P: 03 9810 5000 | F: 03 9819 2511



property data com au

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