

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 consumer.vic.gov.au/underquoting

Range between \$2,800,000 & \$3,000,000

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	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



4 2 3

Property Type: House
Land Size: 674 sqm approx
Agent Comments

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

Comparable Properties



10 Hartwell Hill Rd CAMBERWELL 3124 (REI/VG)

Agent Comments

5 2 3

Price: \$3,100,000
Method: Private Sale
Date: 19/04/2023
Property Type: House
Land Size: 706 sqm approx



13 Albion St SURREY HILLS 3127 (REI/VG)

Agent Comments

5 2 2

Price: \$3,085,000
Method: Auction Sale
Date: 25/02/2023
Property Type: House (Res)
Land Size: 686 sqm approx



26 Smith Rd CAMBERWELL 3124 (REI)

Agent Comments

5 2 3

Price: \$2,900,000
Method: Auction Sale
Date: 25/02/2023
Property Type: House (Res)

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



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