

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 36 Coo롱gatta Road, Camberwell Vic 3124

Indicative selling price

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

Range between \$1,960,000 & \$2,150,000

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	18 Westbourne Gr CAMBERWELL 3124	\$2,026,000	02/12/2023
2	57 Lynden St CAMBERWELL 3124	\$2,004,000	28/10/2023
3	12 Burnside Av CANTERBURY 3126	\$2,000,000	20/11/2023

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: 27/02/2024 12:17



3 2 2

Property Type: House

Land Size: 559 sqm approx

Comparable Properties



18 Westbourne Gr CAMBERWELL 3124 (REI)

Agent Comments

4 2 2

Price: \$2,026,000

Method: Auction Sale

Date: 02/12/2023

Property Type: House (Res)

Land Size: 597 sqm approx



57 Lynden St CAMBERWELL 3124 (REI/VG)

Agent Comments

4 1 2

Price: \$2,004,000

Method: Auction Sale

Date: 28/10/2023

Property Type: House (Res)

Land Size: 700 sqm approx



12 Burnside Av CANTERBURY 3126 (VG)

Agent Comments

4 - -

Price: \$2,000,000

Method: Sale

Date: 20/11/2023

Property Type: House (Res)

Land Size: 657 sqm approx