### 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 Including suburb and postcode	

#### Indicative selling price

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

Range between \$2,700,000	&	\$2,850,000
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#### Median sale price

Median price	\$2,555,500	Pro	perty Type	House		Suburb	Camberwell
Period - From	01/10/2023	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

Aut	Address of comparable property		Date of Sale
1	24 Cooloongatta Rd CAMBERWELL 3124	\$2,835,000	11/11/2023
2	41 Mills St GLEN IRIS 3146	\$2,820,000	09/09/2023
3	227 Highfield Rd CAMBERWELL 3124	\$2,700,000	25/10/2023

#### 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:	13/02/2024 10:48



Date of sale











Property Type: House (Res) Land Size: 585 sqm approx

**Agent Comments** 

**Indicative Selling Price** \$2,700,000 - \$2,850,000 **Median House Price** 

December quarter 2023: \$2,555,500

## Comparable Properties



24 Cooloongatta Rd CAMBERWELL 3124 (REI) Agent Comments

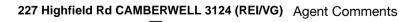
Price: \$2,835,000 Method: Private Sale Date: 11/11/2023 Property Type: House Land Size: 836 sqm approx



41 Mills St GLEN IRIS 3146 (REI/VG)

Price: \$2,820,000 Method: Auction Sale Date: 09/09/2023

Property Type: House (Res) Land Size: 641 sqm approx Agent Comments





Price: \$2,700,000

Method: Sold Before Auction

Date: 25/10/2023

Property Type: House (Res) Land Size: 880 sqm approx

Account - Marshall White | P: 03 9822 9999



