

# 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 43 Athelstan Road, Camberwell Vic 3124

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$4,200,000 & \$4,600,000

### Median sale price

Median price \$2,500,000 Property Type House Suburb Camberwell

Period - From 01/04/2023 to 31/03/2024 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	7 Logan St CANTERBURY 3126	\$4,650,000	08/03/2024
2	13 Waterloo St CAMBERWELL 3124	\$4,530,000	15/02/2024
3	16 Brynmawr Rd CAMBERWELL 3124	\$4,300,000	24/02/2024

**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: 16/04/2024 10:12

43 Athelstan Road, Camberwell Vic 3124



 5  2  0

**Rooms:** 10  
**Property Type:** House (Res)  
**Land Size:** 609.776 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$4,200,000 - \$4,600,000  
**Median House Price**  
Year ending March 2024: \$2,500,000

## Comparable Properties



7 Logan St CANTERBURY 3126 (REI)

**Agent Comments**

 5  3  4

**Price:** \$4,650,000  
**Method:** Private Sale  
**Date:** 08/03/2024  
**Property Type:** House  
**Land Size:** 880 sqm approx



13 Waterloo St CAMBERWELL 3124 (REI)

**Agent Comments**

 5  2  4

**Price:** \$4,530,000  
**Method:** Sold Before Auction  
**Date:** 15/02/2024  
**Property Type:** House (Res)  
**Land Size:** 935 sqm approx



16 Brynmawr Rd CAMBERWELL 3124 (REI)

**Agent Comments**

 5  3  2

**Price:** \$4,300,000  
**Method:** Auction Sale  
**Date:** 24/02/2024  
**Property Type:** House (Res)  
**Land Size:** 901 sqm approx

**Account - Kay & Burton** | P: 03 8862 8000 | F: 03 8862 8088



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