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

44 Morey Street, Camberwell Vic 3124

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	\$1,700,000		&		\$1,850,000				
Median sale p	rice								
Median price	\$2,437,000	Pro	Property Type Hou		se		Suburb	Camberwell	
Period - From	01/01/2023	to	31/12/2023		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.

Ad	dress of comparable property	Price	Date of sale
1	66 Durham Rd SURREY HILLS 3127	\$1,925,000	21/10/2023
2	1/14 Suffolk Rd SURREY HILLS 3127	\$1,815,000	06/11/2023
3	1/27 Grandview Av GLEN IRIS 3146	\$1,805,000	17/11/2023

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:

06/03/2024 12:29









Rooms: 6 Property Type: House Land Size: 468 sqm approx Agent Comments Indicative Selling Price \$1,700,000 - \$1,850,000 Median House Price Year ending December 2023: \$2,437,000

Comparable Properties



66 Durham Rd SURREY HILLS 3127 (REI/VG) Agent Comments



Price: \$1,925,000 Method: Auction Sale Date: 21/10/2023 Property Type: House Land Size: 494 sqm approx



1/14 Suffolk Rd SURREY HILLS 3127 (REI/VG) Agent Comments



Price: \$1,815,000 Method: Private Sale Date: 06/11/2023 Property Type: Townhouse (Single)



1/27 Grandview Av GLEN IRIS 3146 (REI/VG) Agent Comments



Price: \$1,805,000 Method: Sold Before Auction Date: 17/11/2023 Property Type: Villa Land Size: 318 sqm approx

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



propertydata

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