

# 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](http://consumer.vic.gov.au/underquoting)

Range between \$1,700,000 & \$1,850,000

### 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	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



4   3   2

**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

4   2   3

**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

4   2   2

**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

3   2   2

**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