## Statement of Information Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 5-7 Sunnyside Avenue, Camberwell Vic 3124

#### Indicative selling price

For the meaning	of this price see	consu	mer.vic.go	v.au/	underquot	ing		
Range betweer	n \$8,500,000		&		\$9,000,000			
Median sale p	rice							
Median price	\$2,555,500	Prop	erty Type	Hous	se		Suburb	Camberwell
Period - From	01/10/2023	to 3	1/12/2023		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 sixmonths 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		
2		
3		

#### OR

**B**<sup>\*</sup> 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:

05/02/2024 16:40



5-7 Sunnyside Avenue, Camberwell Vic 3124



Campbell Ward





Rooms: 9 Property Type: House Land Size: 1667 sqm approx 03 9810 5070 0402 124 939 campbellward@jelliscraig.com.au

Indicative Selling Price \$8,500,000 - \$9,000,000 Median House Price December quarter 2023: \$2,555,500

Agent Comments: Properties are on two separate titles and are being sold as both combined.

# **Comparable Properties**

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.

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





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