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

50 Cooloongatta Road, Camberwell Vic 3124

Indicative selling price

For the meaning	of this price see	con	sumer.vic.go	ov.au/	/underquot	ting		
Range betweer	\$2,100,000		&		\$2,300,000			
Median sale p	rice							
Median price	\$2,565,000	Pro	operty Type	Hou	se		Suburb	Camberwell
Period - From	01/10/2022	to	30/09/2023		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.

Add	dress of comparable property	Price	Date of sale
1	6 Nelson Rd CAMBERWELL 3124	\$2,273,000	29/07/2023
2	6 The Grove CAMBERWELL 3124	\$2,250,000	17/06/2023
3	128 Through Rd CAMBERWELL 3124	\$2,200,000	06/06/2023

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.

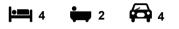
This Statement of Information was prepared on:

26/10/2023 09:28



50 Cooloongatta Road, Camberwell Vic 3124

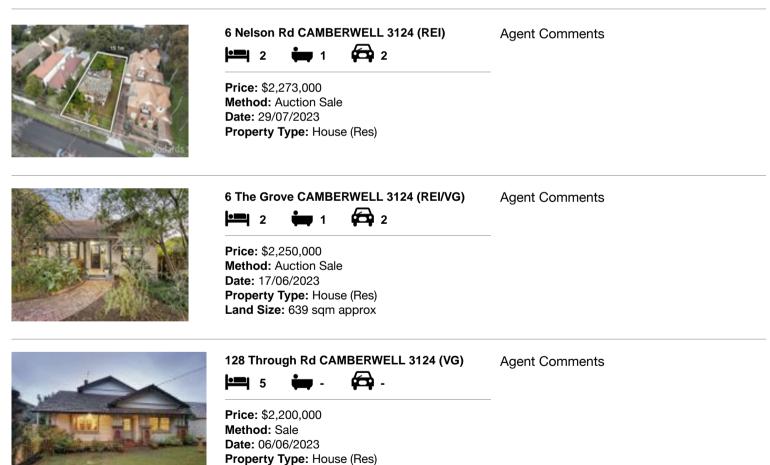




Property Type: House (Previously Occupied - Detached) Land Size: 697 sqm approx Agent Comments Jonathon O'Donoghue 03 9810 5000 0412 745 707 jodonoghue@jelliscraig.com.au

Indicative Selling Price \$2,100,000 - \$2,300,000 Median House Price Year ending September 2023: \$2,565,000

Comparable Properties



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





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Land Size: 753 sqm approx

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