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 57 Cooloongatta Road, Camberwell Vic 3124

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ing		
Range betweer	\$2,100,000		&		\$2,300,000			
Median sale p	rice							
Median price	\$2,437,000	Pro	operty Type	Hous	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.

Ado	dress of comparable property	Price	Date of sale
1	643 Riversdale Rd CAMBERWELL 3124	\$2,319,000	04/08/2023
2	23 Moorhead St CAMBERWELL 3124	\$2,288,000	25/11/2023
3	6 Orrong Cr CAMBERWELL 3124	\$2,130,000	16/09/2023

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:

02/02/2024 16:51



57 Cooloongatta Road, Camberwell Vic 3124

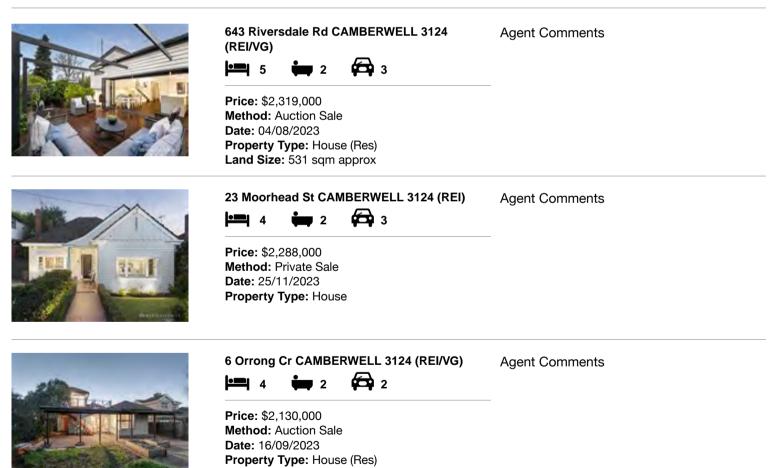




Rooms: 7 Property Type: House Agent Comments Jonathon O'Donoghue 03 9810 5000 0412 745 707 jodonoghue@jelliscraig.com.au

Indicative Selling Price \$2,100,000 - \$2,300,000 Median House Price Year ending December 2023: \$2,437,000

Comparable Properties



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



propertydata

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Land Size: 760 sqm approx

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.