

# 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 59 Brinsley Road, 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 \$2,900,000 & \$3,150,000

### Median sale price

Median price \$2,565,000 Property Type House Suburb Camberwell

Period - From 01/10/2022 to 30/09/2023 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 | 14 Loch St HAWTHORN EAST 3123  | \$3,100,000 | 26/08/2023   |
| 2 | 14 Seville St CAMBERWELL 3124  | \$3,040,000 | 02/09/2023   |
| 3 | 4 Catherine St CANTERBURY 3126 | \$2,985,000 | 09/09/2023   |

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: 19/10/2023 12:23



**Rooms:** 9  
**Property Type:** House  
**Land Size:** 572 sqm approx

**Agent Comments**

Nestled behind an elegant picket fence and hedge, this property flawlessly combines Victorian elegance with contemporary living in a highly sought after pocket of Camberwell, making it an ideal family home in Melbourne.

**Indicative Selling Price**

\$2,900,000 - \$3,150,000

**Median House Price**

Year ending September 2023: \$2,565,000

## Comparable Properties



**14 Loch St HAWTHORN EAST 3123 (REI)**

**Agent Comments**



**Price:** \$3,100,000  
**Method:** Auction Sale  
**Date:** 26/08/2023  
**Property Type:** House (Res)



**14 Seville St CAMBERWELL 3124 (REI)**

**Agent Comments**



**Price:** \$3,040,000  
**Method:** Auction Sale  
**Date:** 02/09/2023  
**Property Type:** House (Res)  
**Land Size:** 748 sqm approx



**4 Catherine St CANTERBURY 3126 (REI)**

**Agent Comments**



**Price:** \$2,985,000  
**Method:** Auction Sale  
**Date:** 09/09/2023  
**Property Type:** House (Res)  
**Land Size:** 659 sqm approx