

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 Glyndon Road, Camberwell Vic 3124

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$3,300,000

&

\$3,600,000

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	15 Derby St CAMBERWELL 3124	\$3,560,000	26/10/2023
2	13 Renwick St GLEN IRIS 3146	\$3,535,000	26/10/2023
3	13 Hunter Rd CAMBERWELL 3124	\$3,500,000	03/11/2023

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:

22/12/2023 15:57



Rooms: 9

Property Type: House

Land Size: 701 sqm approx

Indicative Selling Price

\$3,300,000 - \$3,600,000

Median House Price

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

Comparable Properties



15 Derby St CAMBERWELL 3124 (REI)

Agent Comments



Price: \$3,560,000

Method: Auction Sale

Date: 26/10/2023

Property Type: House (Res)



13 Renwick St GLEN IRIS 3146 (REI)

Agent Comments



Price: \$3,535,000

Method: Auction Sale

Date: 26/10/2023

Property Type: House (Res)

Land Size: 691 sqm approx



13 Hunter Rd CAMBERWELL 3124 (REI)

Agent Comments



Price: \$3,500,000

Method: Private Sale

Date: 03/11/2023

Property Type: House

Land Size: 917 sqm approx