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	cons	sumer.vic.go	v.au	/underquot	ting		
Range betwee	n \$3,300,000		&		\$3,600,0	00		
Median sale p	rice							
Median price	\$2,565,000	Pro	operty Type	Hou	ISE		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.

Ado	dress 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 Jonathon O'Donoghue 03 9810 5000 0412 745 707 jodonoghue@jelliscraig.com.au

Indicative Selling Price \$3,300,000 - \$3,600,000 Median House Price Year ending September 2023: \$2,565,000

Comparable Properties

A CA	15 Derby St CAMBERWELL 3124 (REI) 15 June 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1	Agent Comments
	Price: \$3,560,000 Method: Auction Sale Date: 26/10/2023 Property Type: House (Res)	
	13 Renwick St GLEN IRIS 3146 (REI) 4 2 2	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	
discontinue of the state of the	Date: 03/11/2023 Property Type: House	
and the second se	Land Size: 917 sqm approx	

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



Propertydata

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