

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 6 Acacia Street, Camberwell Vic 3124

Indicative selling price

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

Range between \$1,500,000 & \$1,650,000

Median sale price

Median price \$2,490,000 Property Type House Suburb Camberwell

Period - From 01/01/2023 to 31/03/2023 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	5A Judd St CAMBERWELL 3124	\$1,620,000	11/02/2023
2	16 Trent St GLEN IRIS 3146	\$1,618,000	06/05/2023
3	8 Chester St SURREY HILLS 3127	\$1,541,000	07/02/2023

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: 04/07/2023 15:01

Davide Letteri
03 8564 2515
0414 018 707

davide.letteri@marshallwhite.com.au

Indicative Selling Price

\$1,500,000 - \$1,650,000

Median House Price

March quarter 2023: \$2,490,000



Property Type:

Agent Comments

Comparable Properties



5A Judd St CAMBERWELL 3124 (REI/VG)

Agent Comments



Price: \$1,620,000

Method: Auction Sale

Date: 11/02/2023

Property Type: House (Res)

Land Size: 516 sqm approx



16 Trent St GLEN IRIS 3146 (REI)

Agent Comments



Price: \$1,618,000

Method: Auction Sale

Date: 06/05/2023

Property Type: House (Res)

Land Size: 620 sqm approx



8 Chester St SURREY HILLS 3127 (REI/VG)

Agent Comments



Price: \$1,541,000

Method: Sold Before Auction

Date: 07/02/2023

Property Type: House (Res)

Land Size: 587 sqm approx

Account - Marshall White | P: 03 9822 9999