

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 Kirkwood Drive, Camberwell Vic 3124

Indicative selling price

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

Range between \$2,900,000 & \$3,100,000

Median sale price

Median price \$2,555,500 Property Type House Suburb Camberwell

Period - From 01/10/2023 to 31/12/2023 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 Seville St CAMBERWELL 3124	\$3,040,000	02/09/2023
2	11 Elaroo Av CAMBERWELL 3124	\$2,910,000	09/09/2023
3	127 Rowell Av CAMBERWELL 3124	\$2,860,000	16/12/2023

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:

29/01/2024 10:47



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Property Type: House (Res)
Land Size: 557 sqm approx

Indicative Selling Price
\$2,900,000 - \$3,100,000
Median House Price
December quarter 2023: \$2,555,500

Comparable Properties



14 Seville St CAMBERWELL 3124 (REI/VG)

Agent Comments

4 2 2

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



11 Elaroo Av CAMBERWELL 3124 (REI/VG)

Agent Comments

5 3 3

Price: \$2,910,000
Method: Auction Sale
Date: 09/09/2023
Property Type: House (Res)
Land Size: 703 sqm approx



127 Rowell Av CAMBERWELL 3124 (REI)

Agent Comments

4 2 2

Land size: 592m2

Price: \$2,860,000
Method: Auction Sale
Date: 16/12/2023
Property Type: House (Res)

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