

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

7/35 Acheron Avenue, Camberwell Vic 3124
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Indicative selling price

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

Range between

\$540,000

 &

\$580,000

Median sale price

Median price

\$755,000

 Property Type

Unit

 Suburb

Camberwell

Period - From

01/04/2023

 to

30/06/2023

 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	12/247 Burke Rd GLEN IRIS 3146	\$585,000	08/08/2023
2	3/23 Palmerston St CAMBERWELL 3124	\$575,000	19/08/2023
3	3/47 Carroll Cr GLEN IRIS 3146	\$535,000	03/06/2023

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:

01/09/2023 09:51



Rooms: 3

Property Type: Apartment

Agent Comments

Peacefully positioned at the very rear of a complex in a pocket of Camberwell that is tranquil and tree-lined, and graced with interiors that have been updated and an amazing northern orientation.

Indicative Selling Price

\$540,000 - \$580,000

Median Unit Price

June quarter 2023: \$755,000

Comparable Properties



12/247 Burke Rd GLEN IRIS 3146 (REI)

Agent Comments



Price: \$585,000

Method: Private Sale

Date: 08/08/2023

Property Type: Apartment



3/23 Palmerston St CAMBERWELL 3124 (REI)

Agent Comments



Price: \$575,000

Method: Auction Sale

Date: 19/08/2023

Property Type: Apartment



3/47 Carroll Cr GLEN IRIS 3146 (REI/VG)

Agent Comments



Price: \$535,000

Method: Auction Sale

Date: 03/06/2023

Property Type: Apartment