

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 Gavan Street, Camberwell Vic 3124

Indicative selling price

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

Range between \$2,400,000 & \$2,600,000

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	63 Florizel St GLEN IRIS 3146	\$2,625,000	15/06/2023
2	55 Through Rd CAMBERWELL 3124	\$2,410,000	07/10/2023
3	19 Crellin Gr CAMBERWELL 3124	\$2,400,000	16/05/2023

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:

23/10/2023 15:51



4 2 3

Property Type: House
Land Size: 791 sqm approx
Agent Comments

Indicative Selling Price
\$2,400,000 - \$2,600,000
Median House Price
Year ending September 2023: \$2,565,000

Comparable Properties



63 Florizel St GLEN IRIS 3146 (REI/VG)

Agent Comments

5 2 6

Price: \$2,625,000
Method: Private Sale
Date: 15/06/2023
Property Type: House
Land Size: 649 sqm approx



55 Through Rd CAMBERWELL 3124 (REI)

Agent Comments

4 2 2

Price: \$2,410,000
Method: Private Sale
Date: 07/10/2023
Property Type: House
Land Size: 829 sqm approx



19 Crellin Gr CAMBERWELL 3124 (REI/VG)

Agent Comments

3 1 4

Price: \$2,400,000
Method: Private Sale
Date: 16/05/2023
Property Type: House
Land Size: 710 sqm approx