

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 Woodlands Avenue, Camberwell Vic 3124

Indicative selling price

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

Range between \$2,960,000 & \$3,250,000

Median sale price

Median price \$2,600,000 Property Type House Suburb Camberwell

Period - From 01/07/2022 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	7 Dower St CAMBERWELL 3124	\$3,398,000	31/05/2023
2	29 Lynden St CAMBERWELL 3124	\$3,250,000	29/07/2023
3	9 Braeside Av CAMBERWELL 3124	\$3,180,000	11/07/2023

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.~~

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Indicative Selling Price

\$2,960,000 - \$3,250,000

Median House Price

Year ending June 2023: \$2,600,000



 5  3  2

Property Type: House (Res)

Agent Comments

Comparable Properties



7 Dower St CAMBERWELL 3124 (REI/VG)

Agent Comments

 5  4  2

Price: \$3,398,000

Method: Private Sale

Date: 31/05/2023

Property Type: House (Res)

Land Size: 580 sqm approx



29 Lynden St CAMBERWELL 3124 (REI)

Agent Comments

 4  2  2

Price: \$3,250,000

Method: Auction Sale

Date: 29/07/2023

Property Type: House (Res)

Land Size: 691 sqm approx



9 Braeside Av CAMBERWELL 3124 (REI)

Agent Comments

 5  2  2

Price: \$3,180,000

Method: Private Sale

Date: 11/07/2023

Property Type: House

Land Size: 830 sqm approx

Account - RT Edgar Boroondara | P: 03 8888 2000 | F: 03 8888 2088