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

84 Glyndon Road, Camberwell Vic 3124

Indicative selling price

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

Range between | $1,650,000 | & | $1,795,000

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	77a Durham Rd SURREY HILLS 3127	$1,728,000	20/05/2023
2	882 Riversdale Rd CAMBERWELL 3124	$1,725,000	03/06/2023
3	1/88 Summerhill Rd GLEN IRIS 3146	$1,702,000	20/07/2023

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.~~

This Statement of Information was prepared on: 14/08/2023 13:14

CONSUMER AFFAIRS VICTORIA

84 Glyndon Road, Camberwell Vic 3124

🛏 3   🛁 -   🚗

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price
$1,650,000 - $1,795,000
Median House Price
Year ending June 2023: $2,600,000

Comparable Properties

77a Durham Rd SURREY HILLS 3127 (REI/VG)

🛏 3   🛁 1   🚗 1

Price: $1,728,000
Method: Auction Sale
Date: 20/05/2023
Property Type: House (Res)
Land Size: 471 sqm approx

Agent Comments

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882 Riversdale Rd CAMBERWELL 3124 (REI)

🛏 3   🛁 1   🚗 1

Price: $1,725,000
Method: Auction Sale
Date: 03/06/2023
Property Type: House (Res)
Land Size: 702 sqm approx

Agent Comments

1/88 Summerhill Rd GLEN IRIS 3146 (REI)

🛏 3   🛁 2   🚗 2

Price: $1,702,000
Method: Private Sale
Date: 20/07/2023
Property Type: Villa

Agent Comments

Account - Marshall White | P: 03 9822 9999