

# 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 9 Moorhead Street, Camberwell Vic 3124

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,800,000 & \$1,980,000

### 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	25 Dower St CAMBERWELL 3124	\$2,100,000	05/08/2023
2	6 Acacia St CAMBERWELL 3124	\$1,830,000	05/08/2023
3	59 Fairview Av CAMBERWELL 3124	\$1,750,000	12/07/2023

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: 06/09/2023 11:57



**Rooms:** 6

**Property Type:** House (Res)

**Land Size:** 570 sqm approx

Agent Comments

## Comparable Properties



**25 Dower St CAMBERWELL 3124 (REI)**

Agent Comments



**Price:** \$2,100,000

**Method:** Auction Sale

**Date:** 05/08/2023

**Property Type:** House (Res)

**Land Size:** 653 sqm approx



**6 Acacia St CAMBERWELL 3124 (REI)**

Agent Comments



**Price:** \$1,830,000

**Method:** Auction Sale

**Date:** 05/08/2023

**Property Type:** House (Res)

**Land Size:** 696 sqm approx



**59 Fairview Av CAMBERWELL 3124 (REI)**

Agent Comments



**Price:** \$1,750,000

**Method:** Private Sale

**Date:** 12/07/2023

**Property Type:** House

**Land Size:** 558 sqm approx