

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

15 Peppin Street, Camberwell Vic 3124

Indicative selling price

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

Range between \$1,950,000

&

\$2,100,000

Median sale price

Median price \$2,120,000

Property Type House

Suburb Camberwell

Period - From 01/10/2020

to 31/12/2020

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	3 George St CAMBERWELL 3124	\$2,222,000	03/03/2021
2	492 Burke Rd CAMBERWELL 3124	\$2,090,000	22/03/2021
3	29 Fairmont Av CAMBERWELL 3124	\$1,905,000	27/03/2021

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:

15/04/2021 11:55



Property Type: House (Previously Occupied - Detached)
Land Size: 603 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,950,000 - \$2,100,000
Median House Price
 December quarter 2020: \$2,120,000

Comparable Properties



3 George St CAMBERWELL 3124 (REI)

Agent Comments

4 2 1

Price: \$2,222,000
Method: Private Sale
Date: 03/03/2021
Property Type: House
Land Size: 736 sqm approx



492 Burke Rd CAMBERWELL 3124 (REI)

Agent Comments

4 2 4

Price: \$2,090,000
Method: Sold Before Auction
Date: 22/03/2021
Property Type: House (Res)
Land Size: 836 sqm approx



29 Fairmont Av CAMBERWELL 3124 (REI)

Agent Comments

3 1 1

Price: \$1,905,000
Method: Auction Sale
Date: 27/03/2021
Property Type: House (Res)
Land Size: 650 sqm approx