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

22 KERR CRESCENT CAMBERWELL VIC 3124

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price			or rang betwee		\$2,300,000	&	\$2,500,000		
Median sale price (*Delete house or unit as applicable)									
Median Price	\$2,580,000	Prop	erty type	House		Suburb	Camberwell		
Period-from	01 Oct 2022	to	30 Sep 2	023	Source		Corelogic		

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 6 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
3 ST ANDRIES STREET CAMBERWELL VIC 3124	\$2,530,000	19-Aug-23
13 KIRKWOOD DRIVE CAMBERWELL VIC 3124	\$2,421,000	26-Aug-23
30 CARRAMAR AVENUE CAMBERWELL VIC 3124	\$2,453,000	12-Aug-23

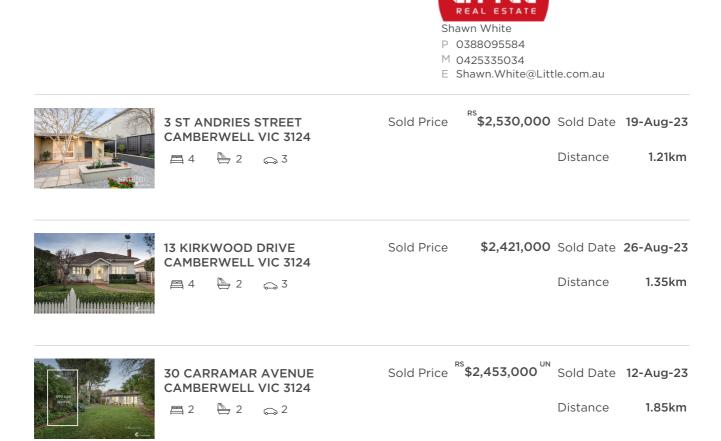
OR

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 6 months.

This Statement of Information was prepared on: 17 October 2023



consumer.vic.gov.au



RS = Recent sale UN = Undisclosed Sale

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