

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

3/21 Glyndon Road, Camberwell Vic 3124

Indicative selling price

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

Single price \$899,000

Median sale price

Median price \$820,000

Property Type Unit

Suburb Camberwell

Period - From 01/10/2022

to 30/09/2023

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	4/23 Hazel St CAMBERWELL 3124	\$915,000	29/07/2023
2	3/22 Allambee Av CAMBERWELL 3124	\$890,000	14/10/2023
3			

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:

28/10/2023 17:53

3/21 Glyndon Road, Camberwell Vic 3124

Tim Heavyside
94703390
0403020404
tim@heavyside.co



 2  1  1

Property Type: Unit
Agent Comments

Indicative Selling Price
\$899,000

Median Unit Price
Year ending September 2023: \$820,000

Comparable Properties



4/23 Hazel St CAMBERWELL 3124 (REI/VG)

Agent Comments

 2  1  1

Price: \$915,000
Method: Auction Sale
Date: 29/07/2023
Property Type: Unit



3/22 Allambee Av CAMBERWELL 3124 (REI)

Agent Comments

 2  1  1

Price: \$890,000
Method: Auction Sale
Date: 14/10/2023
Property Type: Unit

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.

Account - Heavyside



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