## Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 1/8a Westbourne Grove, Camberwell Vic 3124

# Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$2,700,000		&		\$2,970,00					
Median sale pr	ice									
Median price	\$2,555,500	Pro	Property Type Hous		se		Suburb	Camberwell		
Period - From	01/10/2023	to	31/12/2023		So	urce	REIV			

### **Comparable property sales**

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
1/172 Prospect Hill Rd CANTERBURY 3126	\$3,000,000	27/02/2024
3/7 Allambee Av CAMBERWELL 3124	\$2,820,000	16/11/2023
23a Acheron Av CAMBERWELL 3124	\$2,795,000	09/09/2023

This Statement of Information was prepared on:

07/03/2024







**Property Type:** Agent Comments Indicative Selling Price \$2,700,000 - \$2,970,000 Median House Price December quarter 2023: \$2,555,500

## **Comparable Properties**





1/172 Prospect Hill Rd CANTERBURY 3126 (REI)



Price: \$3,000,000 Method: Private Sale Date: 27/02/2024 Property Type: Townhouse (Single) Land Size: 450 sqm approx

3/7 Allambee Av CAMBERWELL 3124 (REI)

Agent Comments

Agent Comments



Price: \$2,820,000 Method: Sold Before Auction Date: 16/11/2023 Property Type: Townhouse (Res)



23a Acheron Av CAMBERWELL 3124 (REI/VG) Agent Comments



Price: \$2,795,000 Method: Private Sale Date: 09/09/2023 Property Type: Townhouse (Single) Land Size: 434 sqm approx

#### Account - Marshall White | P: 03 9822 9999



propertydata

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