## 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 27a Alma Road, Camberwell Vic 3124

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betwee	\$2,000,000		&		\$2,200,000				
Median sale p	rice								
Median price	\$2,437,000	Pro	operty Type	Hou	se		Suburb	Camberwell	
Period - From	01/01/2023	to	31/12/2023		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	3 Brinsley Rd CAMBERWELL 3124	\$2,300,000	23/03/2024
2	3 Butler St CAMBERWELL 3124	\$2,200,000	02/03/2024
3	18 Westbourne Gr CAMBERWELL 3124	\$2,026,000	02/12/2023

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.

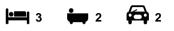
This Statement of Information was prepared on:

10/04/2024 14:33



### woodards 🚾

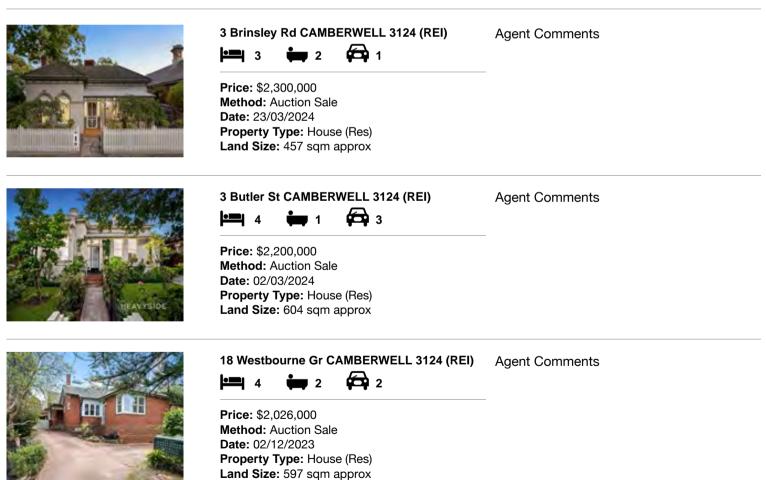




Rooms: 7 Property Type: House Land Size: 498 sqm approx Agent Comments Chris Gillon 03 9805 1111 0407 409 227 cgillon@woodards.com.au

Indicative Selling Price \$2,000,000 - \$2,200,000 Median House Price Year ending December 2023: \$2,437,000

# **Comparable Properties**



#### Account - Woodards | P: 03 9805 1111 | F: 03 9805 1199



propertydata

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