

# 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

32 Milverton Street, Camberwell Vic 3124

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$2,289,000

### Median sale price

Median price

\$2,600,000

Property Type

House

Suburb

Camberwell

Period - From

01/01/2021

to

31/12/2021

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	2 Amelia St CAMBERWELL 3124	\$2,330,000	04/12/2021
2	2 Ada St CAMBERWELL 3124	\$2,300,800	13/02/2022
3	3 East Ct CAMBERWELL 3124	\$2,300,000	22/02/2022

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:

19/03/2022 17:12

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**Indicative Selling Price**

\$2,289,000

**Median House Price**

Year ending December 2021: \$2,600,000



3 2 2

**Property Type:** House (Res)

**Land Size:** 705 sqm approx

Agent Comments

## Comparable Properties



**2 Amelia St CAMBERWELL 3124 (REI/VG)**

Agent Comments

3 2 2

**Price:** \$2,330,000

**Method:** Auction Sale

**Date:** 04/12/2021

**Property Type:** House (Res)

**Land Size:** 712 sqm approx



**2 Ada St CAMBERWELL 3124 (REI)**

Agent Comments

5 2 2

**Price:** \$2,300,800

**Method:** Private Sale

**Date:** 13/02/2022

**Property Type:** House

**Land Size:** 652 sqm approx



**3 East Ct CAMBERWELL 3124 (REI)**

Agent Comments

5 2 2

**Price:** \$2,300,000

**Method:** Private Sale

**Date:** 22/02/2022

**Property Type:** House

**Land Size:** 694 sqm approx