Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property	offered	for sale
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Address Including suburb and postcode	

Indicative selling price

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

Range between \$3,900,000 & \$4,100,000	Range between	\$3,900,000	&	\$4,100,000
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Median sale price

Median price	\$2,412,000	Pro	perty Type	House		Suburb	Camberwell
Period - From	01/07/2024	to	30/09/2024	S	ource	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

1	9 Marden St CANTERBURY 3126	\$4,000,000	24/10/2024
2	77 Highfield Rd CANTERBURY 3126	\$4,120,000	16/08/2024
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.

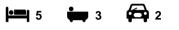
This Statement of Information was prepared on:	14/12/2024 17:54



Date of sale







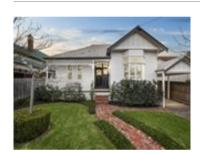
Property Type: House **Land Size:** 734 sqm approx

Agent Comments

Indicative Selling Price \$3,900,000 - \$4,100,000 Median House Price

September quarter 2024: \$2,412,000

Comparable Properties



9 Marden St CANTERBURY 3126 (REI)

4

4

2

2

Agent Comments

Price: \$4,000,000 **Method:** Auction Sale **Date:** 24/10/2024

Property Type: House (Res) **Land Size:** 650 sqm approx



77 Highfield Rd CANTERBURY 3126 (REI/VG)





a

Agent Comments

Price: \$4,120,000

Method: Sold Before Auction

Date: 16/08/2024

Property Type: House (Res) Land Size: 689 sqm approx

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 - Harcourts Vermont South | P: 03 98861008



