

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

50 ELLSWORTH CRESCENT CAMBERWELL VIC 3124

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,800,000

&

\$1,980,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$2,500,000

Property type

House

Suburb

Camberwell

Period-from

01 Apr 2023

to

31 Mar 2024

Source

Corelogic

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 6 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

41 MALING ROAD CANTERBURY VIC 3126

\$2,075,000

23-Mar-24

97 BROUGHTON ROAD SURREY HILLS VIC 3127

\$1,780,000

23-Mar-24

23 NORMAN STREET CAMBERWELL VIC 3124

\$1,999,000

06-Nov-23

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 6 months.

This Statement of Information was prepared on: 24 April 2024



41 MALING ROAD CANTERBURY VIC 3126

4 3 2

Sold Price ^{RS} \$2,075,000 ^{UN} Sold Date 23-Mar-24

Distance 1.87km



97 BROUGHTON ROAD SURREY HILLS VIC 3127

4 3 2

Sold Price ^{RS} \$1,780,000 ^{UN} Sold Date 23-Mar-24

Distance 2km



23 NORMAN STREET CAMBERWELL VIC 3124

4 2 -

Sold Price ^{RS} \$1,999,000 Sold Date 06-Nov-23

Distance 0.6km

RS = Recent sale UN = Undisclosed Sale

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