

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

1 The Grove, Camberwell Vic 3124

Indicative selling price

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

Range between \$2,650,000

&

\$2,900,000

Median sale price

Median price \$2,656,500

Property Type House

Suburb Camberwell

Period - From 01/01/2022

to 31/12/2022

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	6a Crown Av CAMBERWELL 3124	\$2,950,000	02/02/2023
2	4/68a Glyndon Rd CAMBERWELL 3124	\$2,800,000	18/11/2022
3	24 Alma Rd CAMBERWELL 3124	\$2,720,000	03/12/2022

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:

25/02/2023 11:16



4 3 2

Rooms: 6
Property Type: House (Res)
Land Size: 375 sqm approx
 Agent Comments

Indicative Selling Price
 \$2,650,000 - \$2,900,000
Median House Price
 Year ending December 2022: \$2,656,500

Comparable Properties



6a Crown Av CAMBERWELL 3124 (REI)

Agent Comments

4 4 4

Price: \$2,950,000
Method: Private Sale
Date: 02/02/2023
Property Type: House



4/68a Glyndon Rd CAMBERWELL 3124 (REI/VG)

Agent Comments

3 2 3

Price: \$2,800,000
Method: Sold Before Auction
Date: 18/11/2022
Property Type: House (Res)



24 Alma Rd CAMBERWELL 3124 (REI/VG)

Agent Comments

3 3 2

Price: \$2,720,000
Method: Auction Sale
Date: 03/12/2022
Property Type: House (Res)
Land Size: 345 sqm approx