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

10 Hazel Street, Camberwell Vic 3124

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Range betwee	n \$2,400,000		&		\$2,600,000			
Median sale price								
Median price	\$2,548,000	Property Type Hous		se		Suburb	Camberwell	
Period - From	01/01/2024	to	31/12/2024		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	7 Crown Av CAMBERWELL 3124	\$2,690,000	30/11/2024
2	190 Wattle Valley Rd CAMBERWELL 3124	\$2,412,000	24/09/2024
3	42 Flowerdale Rd GLEN IRIS 3146	\$2,545,000	10/09/2024

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:

22/01/2025 09:33









Property Type: House Land Size: 634 sqm approx Agent Comments Indicative Selling Price \$2,400,000 - \$2,600,000 Median House Price Year ending December 2024: \$2,548,000

Comparable Properties

5871	7 Crown Av CAMBERWELL 3124 (REI) Image: 1 3 Image: 2 Image: 2 Price: \$2,690,000 Method: Auction Sale Date: 30/11/2024 Property Type: House (Res) Land Size: 587 sqm approx	Agent Comments
	190 Wattle Valley Rd CAMBERWELL 3124 (REI) 1 1 2 Price: \$2,412,000 Method: Private Sale Date: 24/09/2024 Property Type: House (Res)	Agent Comments
	42 Flowerdale Rd GLEN IRIS 3146 (REI/VG) → 3 → 2 → 1 Price: \$2,545,000 Method: Sold Before Auction Date: 10/09/2024 Property Type: House (Res) Land Size: 697 sqm approx	Agent Comments

Account - Ray White Oakleigh | P: 03 9568 2000 | F: 03 9568 2222



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