

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

2/8 Cooeloongatta Road, Camberwell Vic 3124

Indicative selling price

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

Range between

\$900,000

&

\$975,000

Median sale price*

Median price

\$880,000

Property Type

Unit

Suburb

Camberwell

Period - From

18/06/2024

to

26/09/2024

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	3/70 Spencer Rd CAMBERWELL 3124	\$1,075,000	21/09/2024
2	2/36 Faversham Rd CANTERBURY 3126	\$975,000	19/06/2024
3	2/10 Ruyton St CAMBERWELL 3124	\$955,000	18/06/2024

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:

26/09/2024 14:13



2
 1
 1

Property Type: Villa

Agent Comments

Indicative Selling Price

\$900,000 - \$975,000

Median Unit Price *

18/06/2024 - 26/09/2024: \$880,000

* Agent calculated median

Private and secure, single-level living. No shared driveway. Private street frontage onto Allambee Avenue. Hard to find location with all amenities nearby. Stroll to local shopping, coffee shops, number 70 Riversdale Road Tram & Trains with endless recreation & parklands.

Comparable Properties



3/70 Spencer Rd CAMBERWELL 3124 (REI)

2
 1
 1

Price: \$1,075,000

Method: Auction Sale

Date: 21/09/2024

Property Type: Unit

Agent Comments

Shared Driveway and Entrance.



2/36 Faversham Rd CANTERBURY 3126 (REI/VG)

2
 1
 1

Price: \$975,000

Method: Sold Before Auction

Date: 19/06/2024

Property Type: Unit

Agent Comments

Shared Driveway and Entrance.



2/10 Ruyton St CAMBERWELL 3124 (REI/VG)

2
 1
 1

Price: \$955,000

Method: Sold Before Auction

Date: 18/06/2024

Property Type: Unit

Agent Comments

Shared Driveway and Entrance.

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