

# 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

21 George Street, Camberwell Vic 3124

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between \$1,800,000

&

\$1,980,000

### Median sale price

Median price \$2,360,000

Property Type House

Suburb Camberwell

Period - From 01/07/2023

to

30/09/2023

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	25 Mabel St CAMBERWELL 3124	\$2,110,000	30/06/2023
2	25 Dower St CAMBERWELL 3124	\$2,100,000	05/08/2023
3	1 Weafgreen Ct CAMBERWELL 3124	\$1,805,000	16/09/2023

**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:

24/10/2023 17:16

21 George Street, Camberwell Vic 3124

Tim Heavyside  
94703390  
0403020404  
tim@heavyside.co



3 2 1

Property Type: House

Agent Comments

Indicative Selling Price

\$1,800,000 - \$1,980,000

Median House Price

September quarter 2023: \$2,360,000

## Comparable Properties



25 Mabel St CAMBERWELL 3124 (REI/VG)

Agent Comments

3 1 2

Price: \$2,110,000

Method: Sold Before Auction

Date: 30/06/2023

Property Type: House (Res)

Land Size: 650 sqm approx



25 Dower St CAMBERWELL 3124 (REI)

Agent Comments

3 1 2

Price: \$2,100,000

Method: Auction Sale

Date: 05/08/2023

Property Type: House (Res)

Land Size: 653 sqm approx



1 Weafgreen Ct CAMBERWELL 3124 (REI)

Agent Comments

3 2 2

Price: \$1,805,000

Method: Auction Sale

Date: 16/09/2023

Property Type: House (Res)

Land Size: 609 sqm approx

Account - Heavyside



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