## Statement of Information Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 21 George Street, Camberwell Vic 3124

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$1,800,000		&		\$1,980,000			
Median sale p	rice							
Median price	\$2,360,000	Pro	operty Type	Hou	se		Suburb	Camberwell
Period - From	01/07/2023	to	30/09/2023		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.

Ad	dress 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

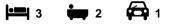
**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

24/10/2023 17:16







Property Type: House Agent Comments

Tim Heavyside 94703390 0403020404 tim@heavyside.co

**Indicative Selling Price** \$1,800,000 - \$1,980,000 Median House Price September guarter 2023: \$2,360,000

# **Comparable Properties**



25 Mabel St CAMBERWELL 3124 (REI/VG)



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)



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

Agent Comments

Agent Comments

Price: \$1,805,000 Method: Auction Sale Date: 16/09/2023 Property Type: House (Res) Land Size: 609 sqm approx

#### Account - Heavyside



propertydata

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