Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

8/18 Glencairn Avenue, Camberwell Vic 3124

Indicative selling price

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

Range between	\$540,000	&	\$590,000
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Median sale price

Median price	\$899,000	Pro	perty Type Ur	it		Suburb	Camberwell
Period - From	01/10/2023	to	31/12/2023	s	ource	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

Auc	areas or comparable property	1 1100	Date of Sale
1	7/35 Acheron Av CAMBERWELL 3124	\$585,000	15/11/2023
2	3/684 Riversdale Rd CAMBERWELL 3124	\$574,000	24/09/2023
3	6/217a Highfield Rd CAMBERWELL 3124	\$540,000	30/11/2023

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:	27/02/2024 08:28



Date of sale



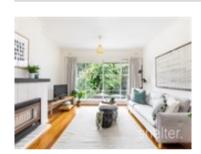




Property Type: Apartment Agent Comments

Indicative Selling Price \$540,000 - \$590,000 Median Unit Price December quarter 2023: \$899,000

Comparable Properties



7/35 Acheron Av CAMBERWELL 3124 (REI/VG) Agent Comments

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Price: \$585,000 Method: Private Sale Date: 15/11/2023

Property Type: Apartment



3/684 Riversdale Rd CAMBERWELL 3124

(REI/VG)





Price: \$574,000 **Method:** Private Sale **Date:** 24/09/2023

Property Type: Apartment

Agent Comments



6/217a Highfield Rd CAMBERWELL 3124

(REI/VG)

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Price: \$540,000 Method: Private Sale Date: 30/11/2023

Property Type: Apartment

Agent Comments

Account - Woodards | P: 03 9805 1111 | F: 03 9805 1199



