Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

| Prope | erty offer | ed for s | sale | | | | | | | | | | |
|--|---|------------|---|------|-------------------|--------|-------------|-------|------------------|-----|------------|--------------|--|
| Inclu | ıding subı | | 14 Allambee Avenue, Camberwell Vic 3124 | | | | | | | | | | |
| Indica | Indicative selling price | | | | | | | | | | | | |
| For the | e meaning | of this p | orice see | con | sumer.vic.go | ν.au/ι | underquo | ting | | | | | |
| Range between \$2,7 | | | 0,000 | | & | | \$2,970,000 | | | | | | |
| Median sale price | | | | | | | | | | | | | |
| Median price | | \$2,580, | \$2,580,000 | | Property Type Hou | | e | | Subu | ırb | Camberwell | | |
| Period - From | | 01/10/2023 | | to | o 30/09/2024 | | Source REI | | REIV | V | | | |
| Comp | arable p | roperty | sales | (*De | lete A or B | belo | w as ap | plica | ble) | | | | |
| 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 | | | | | | | | | | Pri | ce | Date of sale | |
| 1 | | | | | | | | | | | | | |
| 2 | | | | | | | | | | | | | |
| 3 | | | | | | | | | | | | | |
| 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: | | | | | | | | | 20/11/2024 13:48 | | | | |



RT Edgar

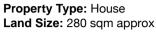
Annabelle Feng 8888 2000 0409 384 144 afeng@rtedgar.com.au

Indicative Selling Price \$2,700,000 - \$2,970,000 Median House Price

Year ending September 2024: \$2,580,000







Agent Comments

Comparable Properties

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.

Account - RT Edgar Boroondara | P: 03 8888 2000 | F: 03 8888 2088



