

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

106/50 SEYMOUR GROVE CAMBERWELL VIC 3124

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$730,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$950,000

Property type

Unit

Suburb

Camberwell

Period-from

01 Dec 2023

to

30 Nov 2024

Source

Corelogic

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 6 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

34 ALLAMBEE AVENUE CAMBERWELL VIC 3124	\$715,000	15-Nov-24
G03/994 TOORAK ROAD CAMBERWELL VIC 3124	\$738,000	16-Aug-24

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 6 months.

This Statement of Information was prepared on: 10 December 2024



**34 ALLAMBEE AVENUE
CAMBERWELL VIC 3124**

2 1 1

Sold Price **\$715,000** Sold Date **15-Nov-24**

Distance **1.82km**



**G03/994 TOORAK ROAD
CAMBERWELL VIC 3124**

2 1 1

Sold Price **\$738,000** Sold Date **16-Aug-24**

Distance **1.48km**

RS = Recent sale

UN = Undisclosed Sale

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