

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

2/26 CORNELL STREET 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

or range
between

\$700,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$922,500

Property type

Unit

Suburb

Camberwell

Period-from

01 Feb 2024

to

31 Jan 2025

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

2/34 ALLAMBEE AVENUE CAMBERWELL VIC 3124	\$715,000	15-Nov-24
1/71 MIDDLESEX ROAD SURREY HILLS VIC 3127	\$762,000	07-Sep-24
4/34 DURHAM ROAD SURREY HILLS VIC 3127	\$742,500	23-Nov-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: 19 February 2025



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**2/34 ALLAMBEE AVENUE
CAMBERWELL VIC 3124**

2 1 1

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

Distance **1.26km**



**1/71 MIDDLESEX ROAD SURREY
HILLS VIC 3127**

2 1 1

Sold Price **\$762,000** Sold Date **07-Sep-24**

Distance **0.96km**



**4/34 DURHAM ROAD SURREY
HILLS VIC 3127**

2 1 1

Sold Price **\$742,500** Sold Date **23-Nov-24**

Distance **1.2km**

RS = Recent sale

UN = Undisclosed Sale

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