

# 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

14 Brynmawr Road, Camberwell Vic 3124

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$2,700,000

&

\$2,950,000

### Median sale price

Median price \$2,876,000

Property Type House

Suburb Camberwell

Period - From 01/07/2021

to

30/09/2021

Source 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	Price	Date of sale
1	22 Pine Av CAMBERWELL 3124	\$2,925,000	22/10/2021
2	3 Carramar Av CAMBERWELL 3124	\$2,902,000	26/08/2021
3	8 Kerr Cr CAMBERWELL 3124	\$2,704,500	02/09/2021

**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:

26/10/2021 15:51



**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$2,700,000 - \$2,950,000  
**Median House Price**  
September quarter 2021: \$2,876,000

## Comparable Properties



**22 Pine Av CAMBERWELL 3124 (REI)**

Agent Comments



**Price:** \$2,925,000  
**Method:** Private Sale  
**Date:** 22/10/2021  
**Property Type:** House  
**Land Size:** 796 sqm approx



**3 Carramar Av CAMBERWELL 3124 (REI)**

Agent Comments



**Price:** \$2,902,000  
**Method:** Sold Before Auction  
**Date:** 26/08/2021  
**Property Type:** House (Res)  
**Land Size:** 890 sqm approx



**8 Kerr Cr CAMBERWELL 3124 (REI)**

Agent Comments



**Price:** \$2,704,500  
**Method:** Sold Before Auction  
**Date:** 02/09/2021  
**Property Type:** House (Res)  
**Land Size:** 633 sqm approx

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