

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

8 Allambee Avenue, Camberwell Vic 3124

Indicative selling price

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

Range between

\$2,900,000

&

\$3,190,000

Median sale price

Median price

\$2,452,000

Property Type

House

Suburb

Camberwell

Period - From

01/04/2024

to

30/06/2024

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	28 Carramar Av CAMBERWELL 3124	\$2,851,000	21/09/2024
2	59 Cooloongatta Rd CAMBERWELL 3124	\$3,008,000	24/06/2024
3	27 Spencer Rd CAMBERWELL 3124	\$3,100,000	23/03/2024

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:

23/09/2024 15:12



4 2 4

Property Type: House
Land Size: 991 sqm approx
Agent Comments
Home Office/Third Living/5th Bedroom Option.

Indicative Selling Price
\$2,900,000 - \$3,190,000
Median House Price
June quarter 2024: \$2,452,000

Comparable Properties



28 Carramar Av CAMBERWELL 3124 (REI) **Agent Comments**
4 2 2
\$4,090 p/sqm

Price: \$2,851,000
Method: Auction Sale
Date: 21/09/2024
Property Type: House (Res)
Land Size: 697 sqm approx



59 Cooloongatta Rd CAMBERWELL 3124 (REI/VG) **Agent Comments**
4 2 2
\$3,871 p/sqm

Price: \$3,008,000
Method: Private Sale
Date: 24/06/2024
Property Type: House (Res)
Land Size: 777 sqm approx



27 Spencer Rd CAMBERWELL 3124 (REI) **Agent Comments**
4 1 1
\$3,351 p/sqm

Price: \$3,100,000
Method: Auction Sale
Date: 23/03/2024
Property Type: House (Res)
Land Size: 925 sqm approx