

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 33-35 Alma Road, Camberwell Vic 3124

Indicative selling price

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

Single price \$7,600,000

Median sale price

Median price \$2,412,000

Property Type House

Suburb Camberwell

Period - From 01/07/2024

to 30/09/2024

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		
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:

08/12/2024 23:12



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Rooms: home office
Property Type: House
Land Size: 1508 sqm approx

Agent Comments

Pool house/ Guest Accommodation/ 5th Bedroom option; tennis court; inground pool; secure gated entry

Indicative Selling Price

\$7,600,000

Median House Price

September quarter 2024: \$2,412,000

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



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