

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

3/37 GLENCAIRN AVENUE 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

\$2,300,000

&

\$2,400,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$927,500

Property type

Unit

Suburb

Camberwell

Period-from

01 Mar 2023

to

29 Feb 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

2/60 DURHAM ROAD SURREY HILLS VIC 3127

\$2,351,000

24-Feb-24

1/37 ROWELL AVENUE CAMBERWELL VIC 3124

\$2,400,000

07-Oct-23

13A NAROO STREET BALWYN VIC 3103

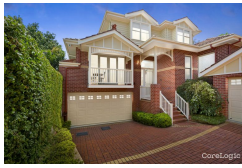
\$2,350,000

16-Dec-23

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: 03 March 2024



2/60 DURHAM ROAD SURREY HILLS VIC 3127

 3  2  2

Sold Price ^{RS} **\$2,351,000** ^{UN} Sold Date **24-Feb-24**

Distance **1.73km**



1/37 ROWELL AVENUE CAMBERWELL VIC 3124

 3  2  -

Sold Price **\$2,400,000** Sold Date **07-Oct-23**

Distance **1.84km**



13A NAROO STREET BALWYN VIC 3103

 4  4  3

Sold Price **\$2,350,000** Sold Date **16-Dec-23**

Distance **4.77km**

RS = Recent sale

UN = Undisclosed Sale

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