

# 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

29 Glyndon Road, Camberwell Vic 3124

### Indicative selling price

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

Range between \$1,950,000

&

\$2,145,000

### 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	20 Ellsworth Cr CAMBERWELL 3124	\$2,150,000	20/06/2024
2	4/2 Fordham Av CAMBERWELL 3124	\$1,999,999	24/05/2024
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:

17/10/2024 23:15

29 Glyndon Road, Camberwell Vic 3124

Steven Zervas  
0423767621  
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4 3 2

Property Type: House  
Land Size: 410 sqm approx  
Agent Comments

Indicative Selling Price  
\$1,950,000 - \$2,145,000  
Median House Price  
September quarter 2024: \$2,412,000

## Comparable Properties



20 Ellsworth Cr CAMBERWELL 3124 (REI/VG) Agent Comments

4 2 2

Price: \$2,150,000  
Method: Private Sale  
Date: 20/06/2024  
Property Type: House (Res)  
Land Size: 280 sqm approx



4/2 Fordham Av CAMBERWELL 3124 (REI/VG) Agent Comments

3 2 2

Price: \$1,999,999  
Method: Private Sale  
Date: 24/05/2024  
Property Type: House (Res)

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 - Heavyside



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