

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

3/29 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

\$1,480,000

&

\$1,600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$980,750

Property type

Unit

Suburb

Camberwell

Period-from

01 Jul 2023

to

30 Jun 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

1/21 GLENCAIRN AVENUE CAMBERWELL VIC 3124	\$1,250,000	05-Mar-24
1/27 WEBSTER STREET CAMBERWELL VIC 3124	\$1,453,000	23-Mar-24
1/2 TRUMPER STREET CAMBERWELL VIC 3124	\$1,870,000	16-Mar-24

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: 10 July 2024



**1/21 GLENCAIRN AVENUE
CAMBERWELL VIC 3124**

 3  2  1

Sold Price **\$1,250,000** Sold Date **05-Mar-24**

Distance **0.08km**



**1/27 WEBSTER STREET
CAMBERWELL VIC 3124**

 3  2  2

Sold Price **\$1,453,000** Sold Date **23-Mar-24**

Distance **1.7km**



**1/2 TRUMPER STREET
CAMBERWELL VIC 3124**

 3  2  2

Sold Price **\$1,870,000** Sold Date **16-Mar-24**

Distance **1.71km**

RS = Recent sale

UN = Undisclosed Sale

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