

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

32 Glyndon Road, Camberwell Vic 3124

Indicative selling price

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

Range between \$5,100,000

&

\$5,350,000

Median sale price

Median price \$2,600,000

Property Type House

Suburb Camberwell

Period - From 01/10/2021

to

30/09/2022

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	12 Chaucer Cr CANTERBURY 3126	\$5,305,000	10/09/2022
2	99 Rowell Av CAMBERWELL 3124	\$5,250,000	24/06/2022
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:

09/11/2022 13:32

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Indicative Selling Price

\$5,100,000 - \$5,350,000

Median House Price

Year ending September 2022: \$2,600,000



 6  5  2

Property Type: House

Land Size: 1124 sqm approx

Agent Comments

Comparable Properties



12 Chaucer Cr CANTERBURY 3126 (REI)

Agent Comments

 4  3  3

Price: \$5,305,000

Method: Auction Sale

Date: 10/09/2022

Property Type: House (Res)

Land Size: 1795 sqm approx

99 Rowell Av CAMBERWELL 3124 (VG)

Agent Comments

 4  -  -

Price: \$5,250,000

Method: Sale

Date: 24/06/2022

Property Type: House (Res)

Land Size: 891 sqm approx

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.