

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

7 Mabel Street, Camberwell Vic 3124

Indicative selling price

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

Range between \$2,000,000

&

\$2,100,000

Median sale price

Median price \$2,562,000

Property Type House

Suburb Camberwell

Period - From 01/10/2021

to 31/12/2021

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 Ada St CAMBERWELL 3124	\$2,300,800	13/02/2022
2	27 Albion St SURREY HILLS 3127	\$2,012,000	26/02/2022
3	23 Culliton Rd CAMBERWELL 3124	\$1,961,000	26/02/2022

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:

15/03/2022 11:20



3 1 2

Rooms: 7

Property Type: house

Land Size: 650 sqm approx

Agent Comments

Indicative Selling Price

\$2,000,000 - \$2,100,000

Median House Price

December quarter 2021: \$2,562,000

Comparable Properties



2 Ada St CAMBERWELL 3124 (REI)

Agent Comments

5 2 2

Price: \$2,300,800

Method: Private Sale

Date: 13/02/2022

Property Type: House

Land Size: 652 sqm approx



27 Albion St SURREY HILLS 3127 (REI)

Agent Comments

2 1 -

Price: \$2,012,000

Method: Auction Sale

Date: 26/02/2022

Property Type: House (Res)

Land Size: 636 sqm approx



23 Culliton Rd CAMBERWELL 3124 (REI)

Agent Comments

3 1 1

Price: \$1,961,000

Method: Auction Sale

Date: 26/02/2022

Property Type: House (Res)

Land Size: 557 sqm approx