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	7 Mabel Street, Camberwell Vic 3124
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$2,000,000	&	\$2,100,000
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Median sale price

Median price	\$2,562,000	Pro	perty 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.

Ad	dress 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







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



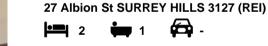
2 Ada St CAMBERWELL 3124 (REI)



Price: \$2,300,800 Method: Private Sale Date: 13/02/2022 Property Type: House

Land Size: 652 sqm approx

Agent Comments







Price: \$2,012,000 Method: Auction Sale Date: 26/02/2022

Property Type: House (Res) Land Size: 636 sqm approx

Agent Comments



23 Culliton Rd CAMBERWELL 3124 (REI)





Price: \$1,961,000 Method: Auction Sale Date: 26/02/2022

Property Type: House (Res) Land Size: 557 sqm approx

Agent Comments

Account - Belle Property Balwyn | P: 03 9830 7000 | F: 03 9830 7017



