

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

35 Pine Avenue, Camberwell Vic 3124

Indicative selling price

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

Range between \$3,400,000 & \$3,600,000

Median sale price

Median price \$2,876,000

Property Type House

Suburb Camberwell

Period - From 01/07/2021

to 30/09/2021

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	8B Cochran Av CAMBERWELL 3124	\$3,601,000	15/10/2021
2	28 Currajong Av CAMBERWELL 3124	\$3,465,000	16/10/2021
3	11 Pine Av CAMBERWELL 3124	\$3,391,000	09/10/2021

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:

02/11/2021 15:52



Property Type: House (Previously Occupied - Detached)
Land Size: 919 sqm approx
Agent Comments

Indicative Selling Price
 \$3,400,000 - \$3,600,000
Median House Price
 September quarter 2021: \$2,876,000

Comparable Properties



8B Cochran Av CAMBERWELL 3124 (REI)

Agent Comments



Price: \$3,601,000
Method: Sold Before Auction
Date: 15/10/2021
Property Type: House (Res)
Land Size: 846 sqm approx



28 Currajong Av CAMBERWELL 3124 (REI)

Agent Comments



Price: \$3,465,000
Method: Auction Sale
Date: 16/10/2021
Property Type: House
Land Size: 836 sqm approx



11 Pine Av CAMBERWELL 3124 (REI)

Agent Comments



Price: \$3,391,000
Method: Auction Sale
Date: 09/10/2021
Property Type: House (Res)
Land Size: 836 sqm approx

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