

# 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

15 Tyne Street, Camberwell Vic 3124

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$2,950,000

&

\$3,245,000

### 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	24 Orange Gr CAMBERWELL 3124	\$3,258,000	06/11/2021
2	19 Through Rd CAMBERWELL 3124	\$3,250,000	23/10/2021
3	28 Sycamore St CAMBERWELL 3124	\$2,935,000	21/10/2021

**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:

09/11/2021 11:34



 5  2  4

**Property Type:** House (Res)

**Land Size:** 905 sqm approx

**Agent Comments**

## Comparable Properties



**24 Orange Gr CAMBERWELL 3124 (REI)**

**Agent Comments**

 4  2  1

**Price:** \$3,258,000

**Method:** Auction Sale

**Date:** 06/11/2021

**Property Type:** House (Res)

**Land Size:** 702 sqm approx



**19 Through Rd CAMBERWELL 3124 (REI)**

**Agent Comments**

 5  4  2

**Price:** \$3,250,000

**Method:** Auction Sale

**Date:** 23/10/2021

**Property Type:** House (Res)



**28 Sycamore St CAMBERWELL 3124 (REI)**

**Agent Comments**

 4  2  3

**Price:** \$2,935,000

**Method:** Auction Sale

**Date:** 21/10/2021

**Property Type:** House