Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address	27 Seymour Grove, Camberwell Vic 3124
Including suburb and	
postcode	

Indicative selling price

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

Single price \$3,550,000

Median sale price

Median price	\$2,600,000	Pro	perty Type	House		Suburb	Camberwell
Period - From	01/07/2022	to	30/06/2023		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

Aut	areas or comparable property	1 1100	Date of Sale
1	36 Wingan Av CAMBERWELL 3124	\$3,688,000	03/06/2023
2	22 Cochran Av CAMBERWELL 3124	\$3,525,000	17/05/2023
3	5 Crellin Gr CAMBERWELL 3124	\$3,505,000	27/05/2023

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:	21/08/2023 11:17



Date of sale

RT Edgar

Annabelle Feng 8888 2000 0409 384 144 afeng@rtedgar.com.au

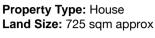
Indicative Selling Price \$3,550,000

Median House Price Year ending June 2023: \$2,600,000









Agent Comments



Comparable Properties



36 Wingan Av CAMBERWELL 3124 (REI)





Price: \$3,688,000 Method: Auction Sale Date: 03/06/2023

Property Type: House (Res)

Agent Comments

22 Cochran Av CAMBERWELL 3124 (REI)

- 5





Price: \$3,525,000 Method: Private Sale Date: 17/05/2023

Property Type: House (Res)

Agent Comments



5 Crellin Gr CAMBERWELL 3124 (REI)





Price: \$3,505,000 Method: Auction Sale Date: 27/05/2023

Property Type: House (Res) Land Size: 811 sqm approx Agent Comments

Account - RT Edgar Boroondara | P: 03 8888 2000 | F: 03 8888 2088



