

# 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

112 Rowell Avenue, 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 \$3,000,000

&

\$3,300,000

### Median sale price

Median price \$2,600,000

Property Type House

Suburb Camberwell

Period - From 01/10/2021

to 30/09/2022

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	58 Glencairn Av CAMBERWELL 3124	\$3,350,000	07/10/2022
2	8A Donna Buang St CAMBERWELL 3124	\$3,338,000	11/06/2022
3	117 Rowell Av CAMBERWELL 3124	\$3,310,000	21/05/2022

**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:

18/11/2022 11:04



5 4 2

**Property Type:** House

Agent Comments

**Indicative Selling Price**

\$3,000,000 - \$3,300,000

**Median House Price**

Year ending September 2022: \$2,600,000

## Comparable Properties



**58 Glencairn Av CAMBERWELL 3124 (REI)**

Agent Comments

5 4 2

**Price:** \$3,350,000

**Method:** Private Sale

**Date:** 07/10/2022

**Property Type:** House



**8A Donna Buang St CAMBERWELL 3124 (REI)**

Agent Comments

4 4 2

**Price:** \$3,338,000

**Method:** Private Sale

**Date:** 11/06/2022

**Property Type:** House

**Land Size:** 555 sqm approx



**117 Rowell Av CAMBERWELL 3124 (REI/VG)**

Agent Comments

4 2 2

**Price:** \$3,310,000

**Method:** Auction Sale

**Date:** 21/05/2022

**Property Type:** House (Res)

**Land Size:** 580 sqm approx