Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Pine Avenue, Camberwell Vic 3124
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Indicative selling price

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

Range between	\$3,900,000	&	\$4,290,000
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Median sale price

Median price	\$2,412,000	Pro	perty Type	House		Suburb	Camberwell
Period - From	01/07/2024	to	30/09/2024		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

Add	dress of comparable property	Price	Date of sale
1	16 Rowell Av CAMBERWELL 3124	\$3,570,000	19/10/2024
2	21 Cochran Av CAMBERWELL 3124	\$3,810,000	14/09/2024
3	20 Sunnyside Av CAMBERWELL 3124	\$3,850,000	17/08/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	14/01/2025 11:02













Property Type:

Divorce/Estate/Family Transfers **Land Size:** 836 sqm approx

Agent Comments

Indicative Selling Price \$3,900,000 - \$4,290,000 Median House Price September quarter 2024: \$2,412,000

Comparable Properties



16 Rowell Av CAMBERWELL 3124 (REI/VG)

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Price: \$3,570,000 **Method:** Auction Sale **Date:** 19/10/2024

Property Type: House (Res) **Land Size:** 829 sqm approx

Agent Comments



21 Cochran Av CAMBERWELL 3124 (REI/VG)

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Agent Comments

Price: \$3,810,000 **Method:** Auction Sale **Date:** 14/09/2024

Property Type: House (Res) **Land Size:** 836 sqm approx

20 Sunnyside Av CAMBERWELL 3124 (REI/VG)

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Agent Comments

Price: \$3,850,000 Method: Auction Sale Date: 17/08/2024

Property Type: House (Res) Land Size: 836.50 sqm approx

Account - Woodards | P: 03 9805 1111 | F: 03 9805 1199





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