

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

21 Pine Avenue, Camberwell Vic 3124

Indicative selling price

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

Range between \$3,900,000 & \$4,290,000

Median sale price

Median price \$2,412,000 Property 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	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 comparable properties 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)

Agent Comments



Price: \$3,570,000
Method: Auction Sale
Date: 19/10/2024
Property Type: House (Res)
Land Size: 829 sqm approx



21 Cochran Av CAMBERWELL 3124 (REI/VG)

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)

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