

# 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

4 East Court, Camberwell Vic 3124

### Indicative selling price

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

Single price \$2,199,000

### 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	45 Fairmont Av CAMBERWELL 3124	\$2,150,000	14/09/2024
2	10 Crellin Gr CAMBERWELL 3124	\$2,378,000	11/09/2024
3	9 Bethela St CAMBERWELL 3124	\$2,100,000	29/08/2024

**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:

09/12/2024 11:16

4 East Court, Camberwell Vic 3124



 4  2  2

**Property Type:** House (Res)  
**Land Size:** 601 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$2,199,000

**Median House Price**  
September quarter 2024: \$2,412,000

## Comparable Properties

45 Fairmont Av CAMBERWELL 3124 (REI/VG)

[Agent Comments](#)

 2  1  2

**Price:** \$2,150,000  
**Method:** Auction Sale  
**Date:** 14/09/2024  
**Property Type:** House (Res)  
**Land Size:** 557 sqm approx



10 Crellin Gr CAMBERWELL 3124 (REI/VG)

[Agent Comments](#)

 3  1  2

**Price:** \$2,378,000  
**Method:** Sold Before Auction  
**Date:** 11/09/2024  
**Property Type:** House (Res)  
**Land Size:** 613 sqm approx



9 Bethela St CAMBERWELL 3124 (REI/VG)

[Agent Comments](#)

 2  1  3

**Price:** \$2,100,000  
**Method:** Auction Sale  
**Date:** 29/08/2024  
**Property Type:** House (Res)  
**Land Size:** 598 sqm approx

Account - Heavyside



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