Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 4 East Court, Camberwell Vic 3124

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Single price	e \$2,199,000									
Median sale price										
Median price	\$2,412,000	Pro	operty Type	House			Suburb	Camberwell		
Period - From	01/07/2024	to	30/09/2024		So	urce	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.

Add	dress 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

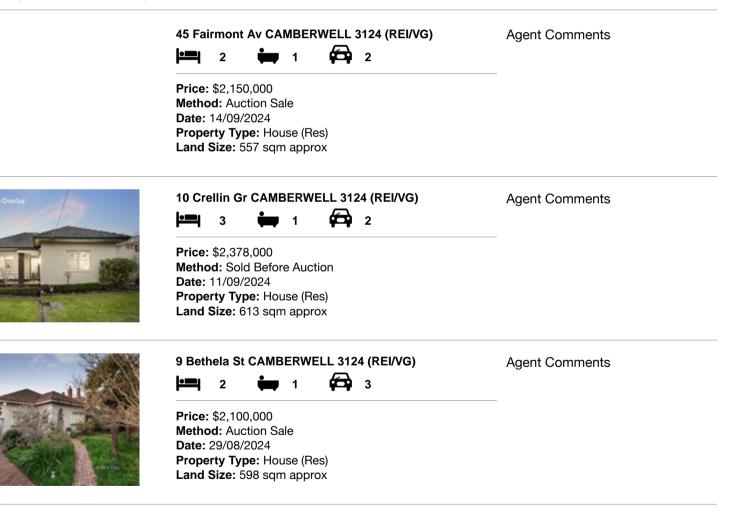






Property Type: House (Res) **Land Size:** 601 sqm approx Agent Comments Indicative Selling Price \$2,199,000 Median House Price September quarter 2024: \$2,412,000

Comparable Properties



Account - Heavyside



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