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 34 St Johns Avenue, Camberwell Vic 3124

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	\$2,800,000		&		\$3,050,000				
Median sale p	rice								
Median price	\$2,600,000	Pro	operty Type	Hou	se		Suburb	Camberwell	
Period - From	01/01/2021	to	31/12/2021		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.

Ad	dress of comparable property	Price	Date of sale
1	24 Hopetoun Av CANTERBURY 3126	\$3,160,000	03/02/2022
2	2 Campbell Gr HAWTHORN EAST 3123	\$2,925,000	23/02/2022
3	44 Invermay Gr HAWTHORN EAST 3123	\$2,865,000	07/10/2021

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:

04/03/2022 12:48



ANTON ZHÓUK





Property Type: House (Res) **Land Size:** 480 sqm approx Agent Comments Sam Christensen 03 9815 1124 0434 338 695 samc@antonzhouk.com.au

Indicative Selling Price \$2,800,000 - \$3,050,000 Median House Price Year ending December 2021: \$2,600,000

Comparable Properties



24 Hopetoun Av CANTERBURY 3126 (REI)



Price: \$3,160,000 Method: Sold Before Auction Date: 03/02/2022 Property Type: House (Res) Land Size: 426 sqm approx Agent Comments



2 Campbell Gr HAWTHORN EAST 3123 (REI)

Agent Comments



Price: \$2,925,000 Method: Private Sale Date: 23/02/2022 Property Type: House



44 Invermay Gr HAWTHORN EAST 3123 (REI) Agent Comments



Price: \$2,865,000 Method: Auction Sale Date: 07/10/2021 Property Type: House (Res)

Account - Anton Zhouk Real Estate | P: 03 9815 1124





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