

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

34 St Johns Avenue, Camberwell Vic 3124

Indicative selling price

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

Range between \$2,800,000 & \$3,050,000

Median sale price

Median price \$2,600,000 Property Type House Suburb Camberwell

Period - From 01/01/2021 to 31/12/2021 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	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

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Indicative Selling Price

\$2,800,000 - \$3,050,000

Median House Price

Year ending December 2021: \$2,600,000



 4  2  1

Property Type: House (Res)

Land Size: 480 sqm approx

Agent Comments

Comparable Properties



24 Hopetoun Av CANTERBURY 3126 (REI)

Agent Comments

 4  4  2

Price: \$3,160,000

Method: Sold Before Auction

Date: 03/02/2022

Property Type: House (Res)

Land Size: 426 sqm approx



2 Campbell Gr HAWTHORN EAST 3123 (REI)

Agent Comments

 3  2  2

Price: \$2,925,000

Method: Private Sale

Date: 23/02/2022

Property Type: House



44 Invermay Gr HAWTHORN EAST 3123 (REI)

Agent Comments

 3  1  2

Price: \$2,865,000

Method: Auction Sale

Date: 07/10/2021

Property Type: House (Res)