

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

2 Craig Avenue, Camberwell Vic 3124

Indicative selling price

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

Single price

\$4,800,000

Median sale price

Median price

\$2,656,500

Property Type

House

Suburb

Camberwell

Period - From

01/01/2022

to

31/12/2022

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	8 Maling Rd CANTERBURY 3126	\$4,930,000	22/10/2022
2	171 Prospect Hill Rd CANTERBURY 3126	\$4,900,000	22/10/2022
3	84 Sackville St KEW 3101	\$4,700,000	11/12/2022

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:

06/02/2023 11:38



 4  3  2

Property Type: House
Land Size: 819 sqm approx
Agent Comments

Indicative Selling Price
\$4,800,000
Median House Price
Year ending December 2022: \$2,656,500

Comparable Properties



8 Maling Rd CANTERBURY 3126 (REI/VG)

Agent Comments

 4  2  2

Price: \$4,930,000
Method: Auction Sale
Date: 22/10/2022
Property Type: House (Res)
Land Size: 880 sqm approx



171 Prospect Hill Rd CANTERBURY 3126 (REI) **Agent Comments**

 4  3  3

Price: \$4,900,000
Method: Private Sale
Date: 22/10/2022
Property Type: House
Land Size: 1194 sqm approx



84 Sackville St KEW 3101 (REI/VG)

Agent Comments

 5  3  2

Price: \$4,700,000
Method: Private Sale
Date: 11/12/2022
Property Type: House
Land Size: 697 sqm approx