

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

36 Nevis Street, Camberwell Vic 3124

Indicative selling price

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

Range between \$3,800,000 & \$4,100,000

Median sale price

Median price \$2,638,000 Property Type House Suburb Camberwell

Period - From 01/01/2022 to 31/03/2022 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	53 Peate Av GLEN IRIS 3146	\$4,250,000	18/06/2022
2	7 Kingfield Ct CAMBERWELL 3124	\$3,880,000	28/05/2022
3	5 Beech St CAMBERWELL 3124	\$3,830,000	08/03/2022

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:

11/07/2022 11:16



 5  4  2

Rooms: 8
Property Type: House
Agent Comments

Indicative Selling Price
\$3,800,000 - \$4,100,000
Median House Price
March quarter 2022: \$2,638,000

Comparable Properties



53 Peate Av GLEN IRIS 3146 (REI)

Agent Comments

 5  6  3

Price: \$4,250,000
Method: Private Sale
Date: 18/06/2022
Property Type: House
Land Size: 508 sqm approx



7 Kingfield Ct CAMBERWELL 3124 (REI)

Agent Comments

 5  4  2

Price: \$3,880,000
Method: Auction Sale
Date: 28/05/2022
Property Type: House (Res)
Land Size: 904 sqm approx



5 Beech St CAMBERWELL 3124 (REI/VG)

Agent Comments

 6  5  2

Price: \$3,830,000
Method: Private Sale
Date: 08/03/2022
Property Type: House
Land Size: 696 sqm approx

Account - Woodards | P: 03 9894 1000 | F: 03 9894 8111