

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

| |
|--|
| 1/30 Aisbett Avenue, Camberwell Vic 3124 |
|--|

Indicative selling price

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

Range between

| |
|-------------|
| \$1,800,000 |
|-------------|

 &

| |
|-------------|
| \$1,980,000 |
|-------------|

Median sale price

Median price

| |
|-------------|
| \$2,555,500 |
|-------------|

 Property Type

| |
|-------|
| House |
|-------|

 Suburb

| |
|------------|
| Camberwell |
|------------|

Period - From

| |
|------------|
| 01/10/2023 |
|------------|

 to

| |
|------------|
| 31/12/2023 |
|------------|

 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 | 1/19 Albert St SURREY HILLS 3127 | \$1,975,000 | 13/12/2023 |
| 2 | 3/4 Garden Rd CAMBERWELL 3124 | \$1,900,000 | 11/01/2024 |
| 3 | 1/78 Middlesex Rd SURREY HILLS 3127 | \$1,845,000 | 01/03/2024 |

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:

| |
|------------------|
| 19/03/2024 19:35 |
|------------------|

1/30 Aisbett Avenue, Camberwell Vic 3124

RT Edgar

Annabelle Feng

8888 2000

0409 384 144

afeng@rtedgar.com.au

Indicative Selling Price

\$1,800,000 - \$1,980,000

Median House Price

December quarter 2023: \$2,555,500



 4  3  2

Property Type: House

Agent Comments

Comparable Properties



1/19 Albert St SURREY HILLS 3127 (REI)

Agent Comments

 4  2  2

Price: \$1,975,000

Method: Sold Before Auction

Date: 13/12/2023

Property Type: Unit

3/4 Garden Rd CAMBERWELL 3124 (VG)

Agent Comments

 4  -  -

Price: \$1,900,000

Method: Sale

Date: 11/01/2024

Property Type: Flat/Unit/Apartment (Res)



1/78 Middlesex Rd SURREY HILLS 3127 (REI)

Agent Comments

 4  3  2

Price: \$1,845,000

Method: Sold Before Auction

Date: 01/03/2024

Property Type: Townhouse (Res)

Account - RT Edgar Boroondara | P: 03 8888 2000 | F: 03 8888 2088



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