# 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 |33-35 Alma Road, Camberwell Vic 3124

#### Indicative selling price .

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For the meaning of this price see consumer.vic.gov.au/underquoting						
Single price	\$7,600,000					

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#### Median sale price

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Median price	\$2,500,000	Pro	perty Type Hou	ISE	Suburb	Camberwell
Period - From	01/10/2024	to	31/12/2024	Sourc	ce 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		
2		
3		

#### 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:

07/03/2025 08:42









Property Type: House Land Size: 1508 sqm approx Agent Comments Indicative Selling Price \$7,600,000 Median House Price December quarter 2024: \$2,500,000

Pool house/ Guest Accommodation/ 5th Bedroom option; tennis court; inground pool; secure gated entry

# **Comparable Properties**

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.

Account - RT Edgar | P: 03 9826 1000



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