

# 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

33 Sunnyside Avenue, Camberwell Vic 3124

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$4,500,000

### Median sale price

Median price

\$2,170,000

Property Type

House

Suburb

Camberwell

Period - From

01/10/2019

to

30/09/2020

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	73 Kooyongkoot Rd HAWTHORN 3122	\$4,740,000	12/08/2020
2	24 Tourello Av HAWTHORN EAST 3123	\$4,525,000	28/06/2020
3	2a Bethune St HAWTHORN EAST 3123	\$4,500,000	25/06/2020

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:

20/11/2020 08:08

33 Sunnyside Avenue, Camberwell Vic 3124

Steve Burke

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**Indicative Selling Price**

\$4,500,000

**Median House Price**

Year ending September 2020: \$2,170,000



5 2 2

**Rooms:** 10

**Property Type:** House

**Land Size:** 830 sqm approx

Agent Comments

## Comparable Properties



**73 Kooyongkoot Rd HAWTHORN 3122 (REI)**

Agent Comments

4 2 2

**Price:** \$4,740,000

**Method:** Private Sale

**Date:** 12/08/2020

**Property Type:** House (Res)

**Land Size:** 1050 sqm approx



**24 Tourello Av HAWTHORN EAST 3123 (REI/VG)**

Agent Comments

4 5 4

**Price:** \$4,525,000

**Method:** Expression of Interest

**Date:** 28/06/2020

**Property Type:** House

**Land Size:** 410 sqm approx



**2a Bethune St HAWTHORN EAST 3123 (VG)**

Agent Comments

5 - -

**Price:** \$4,500,000

**Method:** Sale

**Date:** 25/06/2020

**Property Type:** House (Res)

**Land Size:** 950 sqm approx

Account - Belle Property Glen Iris | P: 03 98181888