

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

1/9 Halley Avenue, Camberwell Vic 3124

Indicative selling price

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

Range between \$700,000

&

\$770,000

Median sale price

Median price \$791,000

Property Type Unit

Suburb Camberwell

Period - From 19/10/2021

to

18/10/2022

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	4/25 Doonkuna Av CAMBERWELL 3124	\$815,000	08/10/2022
2	3/28 Allambee Av CAMBERWELL 3124	\$760,000	16/07/2022
3	2/12 Peppin St CAMBERWELL 3124	\$755,000	20/08/2022

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:

19/10/2022 14:39



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Property Type: Unit
Agent Comments

Indicative Selling Price

\$700,000 - \$770,000

Median Unit Price

19/10/2021 - 18/10/2022: \$791,000

Comparable Properties



4/25 Doonkuna Av CAMBERWELL 3124 (REI)

Agent Comments

 2  1  1

Price: \$815,000

Method: Auction Sale

Date: 08/10/2022

Property Type: Unit



3/28 Allambee Av CAMBERWELL 3124 (REI/VG)

Agent Comments

 2  1  1

Price: \$760,000

Method: Auction Sale

Date: 16/07/2022

Property Type: Unit

Land Size: 118 sqm approx



2/12 Peppin St CAMBERWELL 3124 (REI/VG)

Agent Comments

 2  1  1

Price: \$755,000

Method: Auction Sale

Date: 20/08/2022

Property Type: Unit

Account - Woodards | P: 03 9805 1111 | F: 03 9805 1199