

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

6 GRANVILLE STREET CAMBERWELL VIC 3124

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$2,000,000

&

\$2,200,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$2,606,501

Property type

House

Suburb

Camberwell

Period-from

01 Dec 2023

to

30 Nov 2024

Source

Corelogic

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 6 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

6 CORNELL STREET CAMBERWELL VIC 3124	\$2,000,888	08-Aug-24
8 LOCKHART STREET CAMBERWELL VIC 3124	\$2,200,000	12-Oct-24
15 GRANVILLE STREET CAMBERWELL VIC 3124	\$3,645,500	07-Sep-24

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 6 months.~~

This Statement of Information was prepared on: 10 December 2024



6 CORNELL STREET CAMBERWELL VIC 3124 Sold Price **\$2,000,888** Sold Date **08-Aug-24**

 4  2  2

Distance **0.61km**



8 LOCKHART STREET CAMBERWELL VIC 3124 Sold Price **\$2,200,000** Sold Date **12-Oct-24**

 4  2  2

Distance **0.61km**



15 GRANVILLE STREET CAMBERWELL VIC 3124 Sold Price **\$3,645,500** Sold Date **07-Sep-24**

 4  2  3

Distance **0.1km**

RS = Recent sale

UN = Undisclosed Sale

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