

# 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

11 Gavan Street, Camberwell Vic 3124

### Indicative selling price

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

Range between \$2,000,000

&

\$2,200,000

### Median sale price

Median price \$2,145,500

Property Type House

Suburb Camberwell

Period - From 13/04/2020

to

12/04/2021

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	3 George St CAMBERWELL 3124	\$2,222,000	03/03/2021
2	53 Suffolk Rd SURREY HILLS 3127	\$2,155,000	20/03/2021
3	37 Cornell St CAMBERWELL 3124	\$2,050,000	19/11/2020

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:

13/04/2021 16:04



5 2 2

**Rooms:** 8

**Property Type:** House (Res)

**Land Size:** 792 sqm approx

Agent Comments

**Indicative Selling Price**

\$2,000,000 - \$2,200,000

**Median House Price**

13/04/2020 - 12/04/2021: \$2,145,500

## Comparable Properties



**3 George St CAMBERWELL 3124 (REI)**

4 2 1

**Price:** \$2,222,000

**Method:** Private Sale

**Date:** 03/03/2021

**Property Type:** House

**Land Size:** 736 sqm approx

Agent Comments

better location but the house is not as good and smaller block.



**53 Suffolk Rd SURREY HILLS 3127 (REI)**

3 2 1

**Price:** \$2,155,000

**Method:** Auction Sale

**Date:** 20/03/2021

**Property Type:** House (Res)

**Land Size:** 723 sqm approx

Agent Comments

smaller block and the position is not as good.



**37 Cornell St CAMBERWELL 3124 (VG)**

4 - -

**Price:** \$2,050,000

**Method:** Sale

**Date:** 19/11/2020

**Property Type:** House (Res)

**Land Size:** 823 sqm approx

Agent Comments

the house is not as nice but better location.