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	10 Cochran Avenue, Camberwell Vic 3124
Including suburb and	
postcode	

Indicative selling price

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

Range between \$2,800,000	&	\$3,080,000
---------------------------	---	-------------

Median sale price

Median price	\$2,360,000	Pro	perty Type	House		Suburb	Camberwell
Period - From	01/07/2023	to	30/09/2023		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

Add	dress of comparable property	Price	Date of sale
1	227 Highfield Rd CAMBERWELL 3124	\$2,700,000	25/10/2023
2	3 Carramar Av CAMBERWELL 3124	\$3,160,000	09/09/2023
3	14 Malvern Av GLEN IRIS 3146	\$2,950,000	11/09/2023

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	02/11/2023 13:31



Wendy Zhou 0420 824 677 wendy@heavyside.co









Property Type: House Land Size: 835 sqm approx

Agent Comments

Indicative Selling Price \$2,800,000 - \$3,080,000 **Median House Price** September guarter 2023: \$2,360,000

Comparable Properties

227 Highfield Rd CAMBERWELL 3124 (REI)







3

Price: \$2,700,000

Method:

Date: 25/10/2023 Property Type: House **Agent Comments**



3 Carramar Av CAMBERWELL 3124 (REI)







Agent Comments

Price: \$3,160,000 Method: Auction Sale Date: 09/09/2023

Property Type: House (Res) Land Size: 890 sqm approx

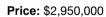
14 Malvern Av GLEN IRIS 3146 (REI)







Agent Comments



Method: Sold Before Auction

Date: 11/09/2023

Property Type: House (Res) Land Size: 885 sqm approx

Account - Heavyside



