

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 2 THE GROVE, CAMBERWELL, VIC 3124

Indicative selling price

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

Single Range : \$3,050,000 to \$3,350,000

Median sale price

Median price \$2,650,000

Property type House

Suburb CAMBERWELL

Period - From 01 January 2022

to

31 December 2022

Source

Price Finder

Comparable property sales

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
4 PEPPIN ST, CAMBERWELL, VIC 3124	\$3,162,000	29/10/2022
14 CARRAMAR AVE, CAMBERWELL, VIC 3124	\$3,055,000	29/09/2022
25 HALLEY AVE, CAMBERWELL, VIC 3124	\$3,000,000	22/10/2022

This Statement of Information was prepared on: 31/01/2023