

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

39 Brinsley Road, Camberwell Vic 3124

Indicative selling price

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

Range between \$2,000,000

&

\$2,200,000

Median sale price

Median price \$2,665,000

Property Type House

Suburb Camberwell

Period - From 01/04/2022

to

31/03/2023

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	Price	Date of sale
1	2 Stanhope Gr CAMBERWELL 3124	\$2,145,000	01/04/2023
2	4 Lockhart St CAMBERWELL 3124	\$2,001,000	17/12/2022
3	190 Highfield Rd CAMBERWELL 3124	\$1,936,000	27/04/2023

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:

08/05/2023 17:35



Rooms: 6

Property Type: House

Land Size: 519.718 sqm approx

Agent Comments

Comparable Properties



2 Stanhope Gr CAMBERWELL 3124 (REI)

Agent Comments



Price: \$2,145,000

Method: Auction Sale

Date: 01/04/2023

Property Type: House

Land Size: 608 sqm approx



4 Lockhart St CAMBERWELL 3124 (REI/VG)

Agent Comments



Price: \$2,001,000

Method: Auction Sale

Date: 17/12/2022

Property Type: House (Res)

Land Size: 565 sqm approx



190 Highfield Rd CAMBERWELL 3124 (REI)

Agent Comments



Price: \$1,936,000

Method: Auction Sale

Date: 27/04/2023

Property Type: House

Land Size: 448 sqm approx