

# 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

13 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)

Single price

or range between

\$1,800,000

&

\$1,900,000

### Median sale price

Median price

\$2,356,000

Property type

House

Suburb

CAMBERWELL

Period - From

22/04/2021

to

19/10/2021

Source

core\_logic

### Comparable property sales

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.

Address of comparable property		Price	Date of sale
1	25 Fairview Avenue Camberwell Vic 3124	\$1,930,000	2021-10-16
2	43 Through Road Camberwell Vic 3124	\$2,088,000	2021-06-30
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This Statement of Information was prepared on: 19/10/2021

