## 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

12 Carramar Avenue, Camberwell Vic 3124

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betwee	\$2,400,000		&		\$2,640,000				
Median sale p	rice								
Median price	\$2,876,000	Pro	operty Type	Hou	se		Suburb	Camberwell	
Period - From	01/07/2021	to	30/09/2021		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	170 Wattle Valley Rd CAMBERWELL 3124	\$2,600,000	07/10/2021
2	35 Glencairn Av CAMBERWELL 3124	\$2,550,000	15/05/2021
3	152 Highfield Rd CAMBERWELL 3124	\$2,430,000	27/05/2021

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:

27/10/2021 14:45





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**Property Type:** House Land Size: 697 sqm approx Agent Comments Indicative Selling Price \$2,400,000 - \$2,640,000 Median House Price September quarter 2021: \$2,876,000

# **Comparable Properties**



170 Wattle Valley Rd CAMBERWELL 3124 (REI)



Price: \$2,600,000 Method: Sold Before Auction Date: 07/10/2021 Property Type: House (Res) Land Size: 777 sqm approx Agent Comments



35 Glencairn Av CAMBERWELL 3124 (REI/VG) Agent Comments



Price: \$2,550,000 Method: Private Sale Date: 15/05/2021 Property Type: House (Res) Land Size: 715 sqm approx



152 Highfield Rd CAMBERWELL 3124 (REI/VG) Agent Comments



Price: \$2,430,000 Method: Sold Before Auction Date: 27/05/2021 Property Type: House (Res) Land Size: 675 sqm approx

#### Account - Noel Jones | P: 03 9830 1644 | F: 03 9888 5997





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