

# 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

2/20 Cornell Street, Camberwell Vic 3124

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between \$1,500,000

&

\$1,650,000

### Median sale price

Median price \$1,477,500

Property Type Townhouse

Suburb Camberwell

Period - From 26/09/2023

to

25/09/2024

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	2/31 Boisdale St SURREY HILLS 3127	\$1,690,000	12/09/2024
2	3/119 Wattle Valley Rd CAMBERWELL 3124	\$1,582,000	12/07/2024
3	1/4 Through Rd CAMBERWELL 3124	\$1,515,000	11/05/2024

**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:

26/09/2024 13:39



4   
 3   
 2

**Property Type:** House (Res)

**Land Size:** 190 sqm approx

**Agent Comments**

Master Suite on ground floor & Master Suite on first floor. Two further robed bedrooms. Private rear courtyard with retractable awning. Double garage plus room to park additional cars in front of garage. No active Owners Corporation.

**Indicative Selling Price**

\$1,500,000 - \$1,650,000

**Median Townhouse Price**

26/09/2023 - 25/09/2024: \$1,477,500

## Comparable Properties



**2/31 Boisdale St SURREY HILLS 3127 (REI)**

**Agent Comments**

4   
 3   
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**Price:** \$1,690,000

**Method:** Sold Before Auction

**Date:** 12/09/2024

**Property Type:** Townhouse (Single)

**Land Size:** 184 sqm approx



**3/119 Wattle Valley Rd CAMBERWELL 3124 (REI)**

**Agent Comments**

180sqm land area

4   
 3   
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**Price:** \$1,582,000

**Method:** Sold Before Auction

**Date:** 12/07/2024

**Property Type:** Townhouse (Single)



**1/4 Through Rd CAMBERWELL 3124 (REI/VG)**

**Agent Comments**

4   
 2   
 2

**Price:** \$1,515,000

**Method:** Auction Sale

**Date:** 11/05/2024

**Property Type:** Townhouse (Res)

**Account - RT Edgar Boroondara** | P: 03 8888 2000 | F: 03 8888 2088