

## 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

8 DAVIS AVENUE CAMBERWELL VIC 3124

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$2,800,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$2,558,500

Property type

House

Suburb

Camberwell

Period-from

01 Apr 2021

to

31 Mar 2022

Source

Corelogic

### 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 6 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

19 STAUGHTON ROAD GLEN IRIS VIC 3146	\$2,830,000	27-Nov-21
22 PINE AVENUE CAMBERWELL VIC 3124	\$2,925,000	22-Oct-21
4 DAVIS AVENUE CAMBERWELL VIC 3124	\$2,960,000	26-Mar-22

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 6 months.~~

This Statement of Information was prepared on: 06 April 2022


**19 STAUGHTON ROAD GLEN IRIS  
VIC 3146**

4 3 2

Sold Price

**\$2,830,000**

Sold Date

**27-Nov-21**

Distance

**0.73km**

**22 PINE AVENUE CAMBERWELL  
VIC 3124**

2 1 2

Sold Price

**\$2,925,000**

Sold Date

**22-Oct-21**

Distance

**0.33km**

**4 DAVIS AVENUE CAMBERWELL  
VIC 3124**

4 2 2

Sold Price <sup>RS</sup> **\$2,960,000** <sup>UN</sup>

Sold Date

**26-Mar-22**

Distance

**0.05km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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