

# 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

2/16 Seymour Grove, 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

\$935,000

### Median sale price

Median price

\$755,000

Property Type

Unit

Suburb

Camberwell

Period - From

01/04/2023

to

30/06/2023

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	3/24 Allenby Rd CANTERBURY 3126	\$922,000	13/04/2023
2	4/23 Hazel St CAMBERWELL 3124	\$915,000	29/07/2023
3			

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:

29/08/2023 08:53



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**Property Type:** Villa  
**Land Size:** 166 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$935,000  
**Median Unit Price**  
June quarter 2023: \$755,000

## Comparable Properties



**3/24 Allenby Rd CANTERBURY 3126 (REI/VG)** **Agent Comments**

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**Price:** \$922,000  
**Method:** Private Sale  
**Date:** 13/04/2023  
**Property Type:** Unit  
**Land Size:** 114 sqm approx



**4/23 Hazel St CAMBERWELL 3124 (REI)** **Agent Comments**

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**Price:** \$915,000  
**Method:** Auction Sale  
**Date:** 29/07/2023  
**Property Type:** Unit

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.

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