## 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

|--|

Single price \$935,000

#### Median sale price

Median price	\$755,000	Pro	operty Type Unit	t	Suburb	Camberwell
Period - From	01/04/2023	to	30/06/2023	Sour	rce 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 sixmonths 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	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**<sup>\*</sup> 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



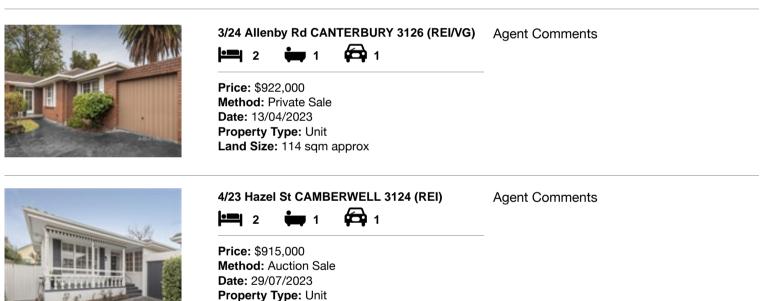
# RT Edgar





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**



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





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