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

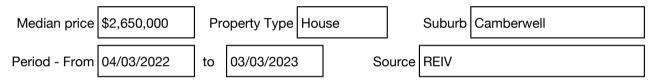
3/6 Glencairn Avenue, Camberwell Vic 3124

Indicative selling price

	consumer.vic.gov.a	

Single price \$1,300,000

Median sale price



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	6 Lodge Rd CAMBERWELL 3124	\$1,831,000	25/02/2023
2	2/39 Through Rd CAMBERWELL 3124	\$1,410,000	19/11/2022
3	2/38-40 Aitchison Av ASHBURTON 3147	\$1,380,000	26/10/2022

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:

04/03/2023 13:58







Property Type: Unit Agent Comments

Indicative Selling Price \$1,300,000 Median House Price 04/03/2022 - 03/03/2023: \$2,650,000

Comparable Properties



6 Lodge Rd CAMBERWELL 3124 (REI)



Price: \$1,831,000 Method: Auction Sale Date: 25/02/2023 Property Type: House (Res)

2/39 Through Rd CAMBERWELL 3124 (REI/VG) Agent Comments

Agent Comments



Price: \$1,410,000 Method: Auction Sale Date: 19/11/2022 Property Type: House (Res) Land Size: 307 sqm approx



2/38-40 Aitchison Av ASHBURTON 3147 (REI) Agent Comments



Price: \$1,380,000 Method: Auction Sale Date: 26/10/2022 Property Type: House (Res) Land Size: 327 sqm approx

Account - Heavyside



propertydata

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