

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

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$1,300,000

Median sale price

Median price

\$2,650,000

Property Type

House

Suburb

Camberwell

Period - From

04/03/2022

to

03/03/2023

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	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

3/6 Glencairn Avenue, Camberwell Vic 3124



3 2 2

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)

Agent Comments

3 2 2

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

3 2 2

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

3 2 2

Price: \$1,380,000

Method: Auction Sale

Date: 26/10/2022

Property Type: House (Res)

Land Size: 327 sqm approx

Account - Heavyside



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