

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

3/28 ALLAMBEE AVENUE CAMBERWELL VIC 3124

Indicative selling price

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

Single Price

or range
between

\$690,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$909,250

Property type

Unit

Suburb

Camberwell

Period-from

01 Jun 2021

to

31 May 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

2/109 THROUGH ROAD CAMBERWELL VIC 3124	\$742,000	11-Apr-22
4/119 VICTORIA ROAD HAWTHORN EAST VIC 3123	\$710,000	28-May-22
7/34 FERMANAGH ROAD CAMBERWELL VIC 3124	\$691,000	17-Jan-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.~~

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PhilipWebb

Aaron Chuah

M 0436652959

E achuah@philipwebb.com.au



**2/109 THROUGH ROAD
CAMBERWELL VIC 3124**

2 1 1

Sold Price **\$742,000** Sold Date **11-Apr-22**

Distance **1.54km**



**4/119 VICTORIA ROAD
HAWTHORN EAST VIC 3123**

2 1 1

Sold Price ^{RS} **\$710,000** ^{UN} Sold Date **28-May-22**

Distance **2.47km**



**7/34 FERMANAGH ROAD
CAMBERWELL VIC 3124**

2 1 1

Sold Price **\$691,000** Sold Date **17-Jan-22**

Distance **1.58km**

RS = Recent sale

UN = Undisclosed Sale

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