

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

105 Glyndon Road 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

\$2,580,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$2,115,000

Property type

House

Suburb

Camberwell

Period-from

01 Jul 2019

to

30 Jun 2020

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

29 Athelstan Road Camberwell VIC 3124	\$2,650,000	13-Jan-20
13 Albert Street Surrey Hills VIC 3127	\$2,600,000	13-Mar-20
3 The Grove Camberwell VIC 3124	\$2,560,000	19-Mar-20

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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29 Athelstan Road Camberwell VIC 3124 Sold Price **\$2,650,000** Sold Date **13-Jan-20**

 4  2  2

Distance **1.12km**



13 Albert Street Surrey Hills VIC 3127 Sold Price **\$2,600,000** Sold Date **13-Mar-20**

 4  3  1

Distance **1.35km**



3 The Grove Camberwell VIC 3124 Sold Price **\$2,560,000** Sold Date **19-Mar-20**

 4  2  2

Distance **1.82km**

RS = Recent sale UN = Undisclosed Sale

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