

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

21 Kerr Crescent, Camberwell Vic 3124

Indicative selling price

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

Range between \$3,800,000 & \$4,150,000

Median sale price

Median price \$2,700,000 Property Type House Suburb Camberwell

Period - From 01/01/2024 to 31/03/2024 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	16 Brynmawr Rd CAMBERWELL 3124	\$4,300,000	24/02/2024
2	39 Loch St CAMBERWELL 3124	\$4,085,000	28/10/2023
3	59 Glyndon Rd CAMBERWELL 3124	\$3,766,000	02/03/2024

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:

23/04/2024 11:00



5 3 4

Property Type: House
Land Size: 674 sqm approx

Agent Comments

Rarely does an opportunity arise to secure such a substantial and private retreat in an exclusive and tightly held family locale.

Indicative Selling Price

\$3,800,000 - \$4,150,000

Median House Price

March quarter 2024: \$2,700,000

Comparable Properties



16 Brynmawr Rd CAMBERWELL 3124 (REI)

Agent Comments

5 3 2

Price: \$4,300,000
Method: Auction Sale
Date: 24/02/2024
Property Type: House (Res)
Land Size: 901 sqm approx



39 Loch St CAMBERWELL 3124 (REI/VG)

Agent Comments

4 2 2

Price: \$4,085,000
Method: Auction Sale
Date: 28/10/2023
Property Type: House (Res)
Land Size: 888 sqm approx



59 Glyndon Rd CAMBERWELL 3124 (REI)

Agent Comments

4 3 2

Price: \$3,766,000
Method: Auction Sale
Date: 02/03/2024
Property Type: House (Res)
Land Size: 701 sqm approx