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

1/8a Westbourne Grove, Camberwell Vic 3124

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	\$3,500,000		&		\$3,850,000				
Median sale p	rice								
Median price	\$2,437,000	Pro	operty Type	Hou	se		Suburb	Camberwell	
Period - From	01/01/2023	to	31/12/2023		So	urce	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.

Ado	dress of comparable property	Price	Date of sale
1	85 Rowell Av CAMBERWELL 3124	\$3,800,000	28/10/2023
2	86 Rowell Av CAMBERWELL 3124	\$3,730,000	09/11/2023
3	100 Rowell Av CAMBERWELL 3124	\$3,561,000	28/10/2023

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:

29/01/2024 11:30







Property Type: Agent Comments Indicative Selling Price \$3,500,000 - \$3,850,000 Median House Price Year ending December 2023: \$2,437,000

Comparable Properties



85 Rowell Av CAMBERWELL 3124 (REI)

86 Rowell Av CAMBERWELL 3124 (REI)

3



Price: \$3,800,000 Method: Auction Sale Date: 28/10/2023 Property Type: House (Res) Land Size: 767 sqm approx

Agent Comments

Agent Comments



Price: \$3,730,000 Method: Private Sale Date: 09/11/2023 Property Type: House

5

100 Rowell Av CAMBERWELL 3124 (REI/VG) Agent Comments

6 3



Price: \$3,561,000 Method: Auction Sale Date: 28/10/2023 Property Type: House (Res) Land Size: 500 sqm approx

Account - Marshall White | P: 03 9822 9999



propertydata

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