

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

Luxurt townhouse, 4-bedroom, 4-bathroom,
Double car garage 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

\$2,930,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$2,664,000

Property type

House

Suburb

Camberwell

Period-from

01 Oct 2023

to

30 Sep 2024

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

23A ACHERON AVENUE CAMBERWELL VIC 3124	\$2,795,000	09-Sep-23
74 THROUGH ROAD CAMBERWELL VIC 3124	\$2,775,000	18-Nov-23
4 JOFFRE STREET CAMBERWELL VIC 3124	\$2,890,000	05-Apr-24

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.~~

This Statement of Information was prepared on: 15 October 2024

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**23A ACHERON AVENUE
CAMBERWELL VIC 3124**

4 3 2

Sold Price **\$2,795,000** Sold Date **09-Sep-23**

Distance **0.95km**

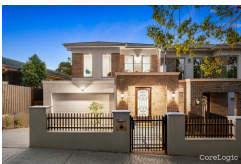


**74 THROUGH ROAD CAMBERWELL
VIC 3124**

4 4 2

Sold Price **\$2,775,000** Sold Date **18-Nov-23**

Distance **1.63km**



**4 JOFFRE STREET CAMBERWELL
VIC 3124**

4 3 2

Sold Price **\$2,890,000** Sold Date **05-Apr-24**

Distance **1.84km**

RS = Recent sale

UN = Undisclosed Sale

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