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

1/29 Bringa Avenue, Camberwell Vic 3124

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ing		
Range betwee	\$1,700,000		&		\$1,800,000			
Median sale p	rice							
Median price	\$2,555,500	Pro	operty Type	Hou	se		Suburb	Camberwell
Period - From	01/10/2023	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.

Ade	dress of comparable property	Price	Date of sale
1	1/2 Trumper St CAMBERWELL 3124	\$1,870,000	16/03/2024
2	1/27 Grandview Av GLEN IRIS 3146	\$1,805,000	17/11/2023
3	2/31 King St CAMBERWELL 3124	\$1,800,000	24/02/2024

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:

10/04/2024 12:31



shelter.

Mike Millington 03 9889 3990





Property Type: Villa Land Size: 357 sqm approx Agent Comments 0411 300 205 michael@shelterrealestate.com.au Indicative Selling Price

\$1,700,000 - \$1,800,000 **Median House Price** December quarter 2023: \$2,555,500

In one of Middle Camberwell's most prized family streets, this impressive single level home is sure to excite a range of buyers.

Comparable Properties



1/2 Trumper St CAMBERWELL 3124 (REI)

1/27 Grandview Av GLEN IRIS 3146 (REI/VG)

2



Price: \$1,870,000 Method: Auction Sale Date: 16/03/2024 Property Type: Unit Land Size: 334 sqm approx Agent Comments

Agent Comments



Price: \$1,805,000 Method: Sold Before Auction Date: 17/11/2023 Property Type: Villa Land Size: 318 sqm approx

2

3

2/31 King St CAMBERWELL 3124 (REI)



24 (REI) Agent Comments

Price: \$1,800,000 Method: Private Sale Date: 24/02/2024 Property Type: House Land Size: 315 sqm approx

Account - Shelter Real Estate | P: 03 9889 3990



propertydata

The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.