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	13 Barkly Street, Camberwell Vic 3124

Indicative selling price

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

Range between $1,600,000 & $1,760,000

Median sale price

Median price $896,000 Property Type Unit Suburb Camberwell

Period - From 01/07/2021 to 30/06/2022 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	3 Aisbett Av CAMBERWELL 3124	$1,750,000	02/07/2022
2	31 Culliton Rd CAMBERWELL 3124	$1,725,000	02/09/2022
3	7 Kemp St BURWOOD 3125	$1,630,000	20/08/2022

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: 06/09/2022 14:13

13 Barkly Street, Camberwell Vic 3124



3 1 1

Property Type: House

Agent Comments

Indicative Selling Price
$1,600,000 - $1,760,000
Median Unit Price
Year ending June 2022: $896,000

Comparable Properties



3 Aisbett Av CAMBERWELL 3124 (REI)

3 1 1

Price: $1,750,000
Method: Private Sale
Date: 02/07/2022
Property Type: House
Land Size: 684 sqm approx

Agent Comments



31 Culliton Rd CAMBERWELL 3124 (REI)

5 3 3

Price: $1,725,000
Method: Sold Before Auction
Date: 02/09/2022
Property Type: House
Land Size: 562 sqm approx

Agent Comments



7 Kemp St BURWOOD 3125 (REI)

3 1 1

Price: $1,630,000
Method: Auction Sale
Date: 20/08/2022
Property Type: House (Res)
Land Size: 647 sqm approx

Agent Comments

Account - Belle Property Balwyn | P: 03 9830 7000 | F: 03 9830 7017

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