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	24 Glencairn Avenue, Camberwell Vic 3124

Indicative selling price

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

Range between $2,600,000 & $2,860,000

Median sale price

Median price $2,650,000 Property Type House Suburb Camberwell

Period - From 01/04/2021 to 31/03/2022 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	15 Tyne St CAMBERWELL 3124	$3,010,000	04/12/2021
2	24 Outlook Dr CAMBERWELL 3124	$2,960,000	11/12/2021
3	49 Valley Pde GLEN IRIS 3146	$2,765,000	23/12/2021

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: 19/05/2022 13:01

24 Glencairn Avenue, Camberwell Vic 3124



5 2 2

Property Type: House
Land Size: 975 sqm approx

Agent Comments

Indicative Selling Price
$2,600,000 - $2,860,000
Median House Price
Year ending March 2022: $2,650,000

Comparable Properties



15 Tyne St CAMBERWELL 3124 (REI)

5 2 2

Price: $3,010,000
Method: Auction Sale
Date: 04/12/2021
Property Type: House (Res)
Land Size: 905 sqm approx

Agent Comments



24 Outlook Dr CAMBERWELL 3124 (REI/VG)

6 3 4

Price: $2,960,000
Method: Auction Sale
Date: 11/12/2021
Property Type: House (Res)
Land Size: 1147 sqm approx

Agent Comments



49 Valley Pde GLEN IRIS 3146 (REI/VG)

4 1 2

Price: $2,765,000
Method: Private Sale
Date: 23/12/2021
Property Type: House
Land Size: 995 sqm approx

Agent Comments

Account - Jellis Craig | P: 98305966

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