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	64A Christowel Street, Camberwell Vic 3124

Indicative selling price

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

Range between $1,500,000 & $1,650,000

Median sale price

Median price $2,665,000 Property Type House Suburb Camberwell

Period - From 01/04/2022 to 31/03/2023 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	527 Tooronga Rd HAWTHORN EAST 3123	$1,750,000	25/03/2023
2	320 Riversdale Rd HAWTHORN EAST 3123	$1,615,000	20/12/2022
3	11 Bright St CAMBERWELL 3124	$1,535,000	10/12/2022

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: 16/05/2023 13:34

64A Christowel Street, Camberwell Vic 3124

Chris Daly
03 9810 5037
0432 056 911
chrisdaly@jelliscraig.com.au



3 1 2

Rooms: 5
Property Type: House

Agent Comments

Indicative Selling Price
$1,500,000 - $1,650,000
Median House Price
Year ending March 2023: $2,665,000

Comparable Properties



527 Tooronga Rd HAWTHORN EAST 3123 (REI)

3 1 1

Price: $1,750,000
Method: Auction Sale
Date: 25/03/2023
Property Type: House (Res)

Agent Comments



320 Riversdale Rd HAWTHORN EAST 3123 (REI/VG)

3 2 1

Price: $1,615,000
Method: Private Sale
Date: 20/12/2022
Property Type: House
Land Size: 376 sqm approx

Agent Comments



11 Bright St CAMBERWELL 3124 (REI/VG)

3 2 2

Price: $1,535,000
Method: Auction Sale
Date: 10/12/2022
Property Type: House (Res)
Land Size: 409 sqm approx

Agent Comments

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