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	4a Amelia Street, Camberwell Vic 3124

Indicative selling price

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

Range between $3,200,000 & $3,400,000

Median sale price

Median price $2,555,500 Property Type House Suburb Camberwell

Period - From 01/10/2023 to 31/12/2023 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	17 Mabel St CAMBERWELL 3124	$3,400,000	24/02/2024
2			
3			

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: 12/03/2024 10:00

4a Amelia Street, Camberwell Vic 3124

Mike Beardsley
03 9810 5000
0476 777 004
MikeBeardsley@jelliscraig.com.au



4 4 4

Property Type: House

Agent Comments

Indicative Selling Price
$3,200,000 - $3,400,000
Median House Price
December quarter 2023: $2,555,500

Comparable Properties



17 Mabel St CAMBERWELL 3124 (REI)

4 3 2

Price: $3,400,000
Method: Auction Sale
Date: 24/02/2024
Property Type: House (Res)
Land Size: 650 sqm approx

Agent Comments

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.

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