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	1/13 Halley Avenue, Camberwell Vic 3124

Indicative selling price

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

Range between $1,500,000 & $1,600,000

Median sale price

Median price $1,600,000 Property Type Townhouse Suburb Camberwell

Period - From 04/05/2023 to 03/05/2024 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	3/38 Hillside Pde GLEN IRIS 3146	$1,605,000	03/05/2024
2	1/2 Tyne St CAMBERWELL 3124	$1,588,000	09/12/2023
3	1/1 Middle Rd CAMBERWELL 3124	$1,580,000	04/04/2024

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: 04/05/2024 16:38

1/13 Halley Avenue, Camberwell Vic 3124

Sebastian Scanlon
03 9810 5000
0437 473 755
SebastianScanlon@jelliscraig.com.au



3 2 3

Property Type: Townhouse (Single)

Agent Comments

Indicative Selling Price
$1,500,000 - $1,600,000
Median Townhouse Price
04/05/2023 - 03/05/2024: $1,600,000

Comparable Properties



3/38 Hillside Pde GLEN IRIS 3146 (REI)

3 2 2

Price: $1,605,000
Method: Sold Before Auction
Date: 03/05/2024
Property Type: Townhouse (Single)

Agent Comments



1/2 Tyne St CAMBERWELL 3124 (REI/VG)

3 2 2

Price: $1,588,000
Method: Auction Sale
Date: 09/12/2023
Property Type: Townhouse (Res)

Agent Comments



1/1 Middle Rd CAMBERWELL 3124 (REI)

3 2 2

Price: $1,580,000
Method: Private Sale
Date: 04/04/2024
Property Type: Townhouse (Single)

Agent Comments

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