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	32 Currajong Avenue, Camberwell Vic 3124

Indicative selling price

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

Single price $4,430,000

Median sale price

Median price $2,700,000 Property Type House Suburb Camberwell

Period - From 01/01/2024 to 31/03/2024 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	13 Waterloo St CAMBERWELL 3124	$4,530,000	15/02/2024
2	4 St Andries St CAMBERWELL 3124	$4,500,000	11/05/2024
3	16 Brynmawr Rd CAMBERWELL 3124	$4,300,000	24/02/2024

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: 12/05/2024 08:50

32 Currajong Avenue, Camberwell Vic 3124

Steve Burke
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5 3 2

Property Type: House
Land Size: 836 sqm approx

Agent Comments

Indicative Selling Price
$4,430,000
Median House Price
March quarter 2024: $2,700,000

Comparable Properties



13 Waterloo St CAMBERWELL 3124 (REI)

5 2 4

Price: $4,530,000
Method: Sold Before Auction
Date: 15/02/2024
Property Type: House (Res)
Land Size: 935 sqm approx

Agent Comments



4 St Andries St CAMBERWELL 3124 (REI)

4 3 5

Price: $4,500,000
Method: Auction Sale
Date: 11/05/2024
Property Type: House (Res)
Land Size: 924 sqm approx

Agent Comments



16 Brynmawr Rd CAMBERWELL 3124 (REI)

5 3 2

Price: $4,300,000
Method: Auction Sale
Date: 24/02/2024
Property Type: House (Res)
Land Size: 901 sqm approx

Agent Comments

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