

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

2/28 Cornell Street, Camberwell Vic 3124

Indicative selling price

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

Range between \$800,000

&

\$880,000

Median sale price

Median price \$953,000

Property Type Unit

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	2/20 Gavan St CAMBERWELL 3124	\$820,500	27/06/2024
2	3/15 Elaroo Av CAMBERWELL 3124	\$836,000	11/05/2024
3	2/18 Yeovil Rd GLEN IRIS 3146	\$840,000	06/07/2024

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:

08/07/2024 17:32

2/28 Cornell Street, Camberwell Vic 3124

**Jellis
Craig**

Sarah Risteski
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0406 771 128

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Indicative Selling Price

\$800,000 - \$880,000

Median Unit Price

March quarter 2024: \$953,000



 2  2  1

Rooms: 5

Property Type: Unit

Land Size: 152 sqm approx

Agent Comments

Comparable Properties



2/20 Gavan St CAMBERWELL 3124 (REI)

Agent Comments

 2  1  1

Price: \$820,500

Method: Private Sale

Date: 27/06/2024

Property Type: Unit



3/15 Elaroo Av CAMBERWELL 3124 (REI)

Agent Comments

 2  1  1

Price: \$836,000

Method: Auction Sale

Date: 11/05/2024

Property Type: Unit



2/18 Yeovil Rd GLEN IRIS 3146 (REI)

Agent Comments

 2  1  1

Price: \$840,000

Method: Auction Sale

Date: 06/07/2024

Property Type: Unit

Account - Jellis Craig | P: 03 98098999 | F: 03 98192511



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