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	6 Cornell Street, Camberwell Vic 3124

Indicative selling price

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

Range between $1,850,000 & $2,000,000

Median sale price

Median price $2,565,000 Property Type House Suburb Camberwell

Period - From 01/07/2023 to 30/06/2024 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	34 Grandview Av GLEN IRIS 3146	$2,062,000	27/07/2024
2	19 Pine St SURREY HILLS 3127	$1,850,000	10/05/2024
3	26 Donald Rd BURWOOD 3125	$2,050,000	29/02/2024

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: 29/07/2024 12:46

6 Cornell Street, Camberwell Vic 3124



4 2 2

Property Type: House
Land Size: 558 sqm approx

Agent Comments

Indicative Selling Price
$1,850,000 - $2,000,000
Median House Price
Year ending June 2024: $2,565,000

Comparable Properties



34 Grandview Av GLEN IRIS 3146 (REI)

3 1 -

Price: $2,062,000
Method: Auction Sale
Date: 27/07/2024
Property Type: House (Res)
Land Size: 614 sqm approx

Agent Comments



19 Pine St SURREY HILLS 3127 (REI/VG)

3 1 1

Price: $1,850,000
Method: Private Sale
Date: 10/05/2024
Property Type: House (Res)
Land Size: 649 sqm approx

Agent Comments



26 Donald Rd BURWOOD 3125 (REI/VG)

4 2 2

Price: $2,050,000
Method: Private Sale
Date: 29/02/2024
Property Type: House (Res)
Land Size: 668 sqm approx

Agent Comments

Account - Marshall White | P: 03 9822 9999

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