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	3 Carramar Avenue, Camberwell Vic 3124

Indicative selling price

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

Range between $2,700,000 & $2,900,000

Median sale price

Median price $2,600,000 Property Type House Suburb Camberwell

Period - From 01/07/2022 to 30/06/2023 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	14 Range St CAMBERWELL 3124	$3,100,000	25/04/2023
2	26 Smith Rd CAMBERWELL 3124	$2,900,000	25/02/2023
3	12 Callanish Rd CAMBERWELL 3124	$2,777,000	29/07/2023

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: 17/08/2023 13:18

3 Carramar Avenue, Camberwell Vic 3124

Tim Heavyside
94703390
0403020404
tim@heavyside.co



4 2 4

Property Type: House
Land Size: 890 sqm approx

Agent Comments

Indicative Selling Price
$27,000,000 - $29,000,000
Median House Price
Year ending June 2023: $2,600,000

Comparable Properties



14 Range St CAMBERWELL 3124 (REI)

4 2 2

Price: $3,100,000
Method: Private Sale
Date: 25/04/2023
Property Type: House
Land Size: 837 sqm approx

Agent Comments



26 Smith Rd CAMBERWELL 3124 (REI/VG)

5 2 3

Price: $2,900,000
Method: Auction Sale
Date: 25/02/2023
Property Type: House (Res)
Land Land Size: 808 sqm approx

Agent Comments



12 Callanish Rd CAMBERWELL 3124 (REI)

5 2 4

Price: $2,777,000
Method: Private Sale
Date: 29/07/2023
Property Type: House
Land Size: 864 sqm approx

Agent Comments

Account - Heavyside

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