

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

28 Carramar Avenue, Camberwell Vic 3124

Indicative selling price

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

Range between \$2,500,000 & \$2,700,000

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	19 Doonkuna Av CAMBERWELL 3124	\$2,710,000	23/03/2024
2	10 Boronia St CANTERBURY 3126	\$2,650,000	17/08/2024
3	164 Wattle Valley Rd CAMBERWELL 3124	\$2,599,000	23/03/2024

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:

20/08/2024 18:30

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Indicative Selling Price

\$2,500,000 - \$2,700,000

Median House Price

Year ending June 2024: \$2,565,000



 4  2  2

Property Type: House (Previously Occupied - Detached)

Land Size: 697 sqm approx

Agent Comments

Comparable Properties



19 Doonkuna Av CAMBERWELL 3124 (REI/VG) **Agent Comments**

 4  2  4

Price: \$2,710,000

Method: Auction Sale

Date: 23/03/2024

Property Type: House (Res)

Land Size: 697 sqm approx



10 Boronia St CANTERBURY 3126 (REI) **Agent Comments**

 4  2  2

Price: \$2,650,000

Method: Auction Sale

Date: 17/08/2024

Property Type: House (Res)

Land Size: 651 sqm approx



164 Wattle Valley Rd CAMBERWELL 3124 (REI/VG) **Agent Comments**

 4  2  4

Price: \$2,599,000

Method: Private Sale

Date: 23/03/2024

Property Type: House

Land Size: 686 sqm approx

Account - Jellis Craig | P: 03 9810 5000 | F: 03 9819 2511