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 COOLOONGATTA ROAD CAMBERWELL VIC 3124

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$1,750,000	&	$1,900,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$956,500	Property type	Unit	Suburb	Camberwell
Period-from	01 Aug 2023	to	31 Jul 2024	Source	Corelogic

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 6 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
27 TYRONE STREET CAMBERWELL VIC 3124	$2,338,000	08-Jun-24
36 COOLOONGATTA ROAD CAMBERWELL VIC 3124	$2,060,000	23-Mar-24
57 COOLOONGATTA ROAD CAMBERWELL VIC 3124	$2,200,000	24-Feb-24

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 6 months.~~

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HEAVYSIDE Real Estate
P 03 9470 3390
M 0403 020 404
E admin@heavyside.co



27 TYRONE STREET CAMBERWELL VIC 3124

3 1 2

Sold Price RS **$2,338,000** UN | Sold Date **08-Jun-24**

Distance **0.84km**



36 COOLOONGATTA ROAD CAMBERWELL VIC 3124

3 2 -

Sold Price **$2,060,000** | Sold Date **23-Mar-24**

Distance **0.05km**



57 COOLOONGATTA ROAD CAMBERWELL VIC 3124

4 2 -

Sold Price **$2,200,000** | Sold Date **24-Feb-24**

Distance **0.3km**

RS = Recent sale **UN** = Undisclosed Sale

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