

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

3/38 Bringa Avenue, Camberwell Vic 3124

Indicative selling price

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

Single price \$1,645,000

Median sale price

Median price \$890,000

Property Type Unit

Suburb Camberwell

Period - From 01/10/2023

to 30/09/2024

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	1/91 Essex Rd SURREY HILLS 3127	\$1,650,000	23/10/2024
2	6/111 Wattle Valley Rd CAMBERWELL 3124	\$1,650,000	28/08/2024
3	3/11 Norfolk Rd SURREY HILLS 3127	\$1,605,000	12/10/2024

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:

28/10/2024 09:19



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Indicative Selling Price

\$1,645,000

Median Unit Price

Year ending September 2024: \$890,000



3 2 2

Property Type: Unit
Agent Comments

Comparable Properties



1/91 Essex Rd SURREY HILLS 3127 (REI)

Agent Comments

3 2 2

Price: \$1,650,000
Method: Sold Before Auction
Date: 23/10/2024
Property Type: Townhouse (Res)
Land Size: 369 sqm approx



6/111 Wattle Valley Rd CAMBERWELL 3124 (REI)

Agent Comments

3 2 2

Price: \$1,650,000
Method: Private Sale
Date: 28/08/2024
Property Type: Townhouse (Single)



3/11 Norfolk Rd SURREY HILLS 3127 (REI)

Agent Comments

3 2 2

Price: \$1,605,000
Method: Auction Sale
Date: 12/10/2024
Property Type: Townhouse (Res)