

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

27 Pine Avenue, Camberwell Vic 3124

Indicative selling price

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

Range between \$4,700,000

&

\$4,800,000

Median sale price

Median price \$2,580,000

Property Type House

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	12 Range St CAMBERWELL 3124	\$4,811,000	26/10/2024
2	7 Daniel Ct HAWTHORN EAST 3123	\$4,800,000	15/10/2024
3	21 Kerr Cr CAMBERWELL 3124	\$4,650,000	18/05/2024

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:

15/11/2024 08:33



Steve Burke
03 9818 1888
0448 331 653

steve.burke@belleproperty.com

Indicative Selling Price

\$4,700,000 - \$4,800,000

Median House Price

Year ending September 2024: \$2,580,000



5 3 3

Rooms: 3
Property Type: House
Land Size: 836 sqm approx
Agent Comments

Comparable Properties



12 Range St CAMBERWELL 3124 (REI)

Agent Comments

6 4 2

Price: \$4,811,000
Method: Auction Sale
Date: 26/10/2024
Property Type: House (Res)
Land Size: 975 sqm approx



7 Daniel Ct HAWTHORN EAST 3123 (REI)

Agent Comments

4 3 2

Price: \$4,800,000
Method: Private Sale
Date: 15/10/2024
Property Type: House



21 Kerr Cr CAMBERWELL 3124 (REI/VG)

Agent Comments

5 3 4

Price: \$4,650,000
Method: Auction Sale
Date: 18/05/2024
Property Type: House (Res)
Land Size: 674 sqm approx

Account - Belle Property Glen Iris | P: 03 98181888



The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute Victoria.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.