

# 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

2/22 Nevis Street, Camberwell Vic 3124

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between \$1,000,000

&

\$1,100,000

### Median sale price

Median price \$880,000

Property Type Unit

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 | 2/72 Essex Rd SURREY HILLS 3127 | \$1,070,000 | 21/09/2024   |
| 2 | 5/2 Bringa Av CAMBERWELL 3124   | \$1,066,000 | 22/06/2024   |
| 3 | 2/2 Queens Pde GLEN IRIS 3146   | \$1,050,000 | 08/05/2024   |

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:

04/10/2024 16:22



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3   1   1

Rooms: 5  
Property Type: Villa  
Agent Comments

**Indicative Selling Price**  
\$1,000,000 - \$1,100,000  
**Median Unit Price**  
Year ending June 2024: \$880,000

## Comparable Properties



2/72 Essex Rd SURREY HILLS 3127 (REI)

Agent Comments

2   1   2

Price: \$1,070,000  
Method: Auction Sale  
Date: 21/09/2024  
Property Type: Unit



5/2 Bringa Av CAMBERWELL 3124 (REI)

Agent Comments

2   2   1

Price: \$1,066,000  
Method: Auction Sale  
Date: 22/06/2024  
Property Type: Unit



2/2 Queens Pde GLEN IRIS 3146 (REI/VG)

Agent Comments

3   2   1

Price: \$1,050,000  
Method: Sold Before Auction  
Date: 08/05/2024  
Property Type: Unit