

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

1/39 Donna Buang Street, Camberwell Vic 3124

Indicative selling price

For the meaning of this price see 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	1/77 Wattle Valley Rd CANTERBURY 3126	\$1,110,000	21/09/2024
2	5/2 Bringa Av CAMBERWELL 3124	\$1,066,000	22/06/2024
3			

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:

24/09/2024 11:27

1/39 Donna Buang Street, Camberwell Vic 3124



Jonathon O'Donoghue
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Indicative Selling Price

\$1,000,000 - \$1,100,000

Median Unit Price

Year ending June 2024: \$880,000



2 2 1

Property Type: Unit

Agent Comments

Comparable Properties



1/77 Wattle Valley Rd CANTERBURY 3126 (REI)

Agent Comments

2 1 1

Price: \$1,110,000

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

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.

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



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