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	12 Nicholsdale Road, Camberwell Vic 3124

Indicative selling price

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

Range between $2,600,000 & $2,800,000

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	28 Carramar Av CAMBERWELL 3124	$2,851,000	21/09/2024
2	182 Wattle Valley Rd CAMBERWELL 3124	$2,600,000	19/09/2024
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: 22/10/2024 10:15

12 Nicholsdale Road, Camberwell Vic 3124



4 2 2

Property Type: House (Res)
Land Size: 613 sqm approx

Agent Comments

Indicative Selling Price
$2,600,000 - $2,800,000
Median House Price
Year ending September 2024: $2,580,000

Comparable Properties



28 Carramar Av CAMBERWELL 3124 (REI)

4 2 2

Price: $2,851,000
Method: Auction Sale
Date: 21/09/2024
Property Type: House (Res)
Land Size: 697 sqm approx

Agent Comments



182 Wattle Valley Rd CAMBERWELL 3124 (REI)

4 2 3

Price: $2,600,000
Method: Private Sale
Date: 19/09/2024
Property Type: House
Land Size: 787 sqm approx

Agent Comments

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 - Marshall White | P: 03 9822 9999

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