

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

2/12 Allambee Avenue, Camberwell Vic 3124

Indicative selling price

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

Range between \$650,000 & \$690,000

Median sale price

Median price \$889,500 Property Type Unit Suburb Camberwell

Period - From 01/07/2024 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	2/1 Bellett St CAMBERWELL 3124	\$660,000	07/11/2024
2	330a Canterbury Rd SURREY HILLS 3127	\$700,000	05/08/2024
3	2/2 Denmark Hill Rd HAWTHORN EAST 3123	\$700,000	11/07/2024

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:

20/12/2024 12:10



2
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 1

Property Type: Unit

Indicative Selling Price
 \$650,000 - \$690,000
Median Unit Price
 September quarter 2024: \$889,500

Comparable Properties



2/1 Bellett St CAMBERWELL 3124 (REI/VG)

Agent Comments

2
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Price: \$660,000
Method: Sold Before Auction
Date: 07/11/2024
Property Type: Unit



330a Canterbury Rd SURREY HILLS 3127 (VG)

Agent Comments

3
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Price: \$700,000
Method: Sale
Date: 05/08/2024
Property Type: House - Attached House N.E.C.
Land Size: 350 sqm approx



2/2 Denmark Hill Rd HAWTHORN EAST 3123 (REI/VG)

Agent Comments

2
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 2

Price: \$700,000
Method: Private Sale
Date: 11/07/2024
Property Type: Apartment

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