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	23 Maple Crescent, Camberwell Vic 3124

Indicative selling price

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

Range between $3,000,000 & $3,200,000

Median sale price

Median price $2,600,000 Property Type House Suburb Camberwell

Period - From 01/10/2021 to 30/09/2022 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 Nevis St CAMBERWELL 3124	$3,240,000	14/05/2022
2	4 Orrong Cr CAMBERWELL 3124	$3,162,000	16/06/2022
3	62 Athelstan Rd CAMBERWELL 3124	$2,880,000	10/09/2022

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: 31/10/2022 17:33

23 Maple Crescent, Camberwell Vic 3124

shelter.
Real Estate
Lidiya Davoli
03 9889 3990
0402 225 034
lidiya@shelterrealestate.com.au



5 3 3

Rooms: 10
Property Type: House (Res)
Land Size: 773 sqm approx

Agent Comments

Indicative Selling Price
$3,000,000 - $3,200,000
Median House Price
Year ending September 2022: $2,600,000

Comparable Properties



12 Nevis St CAMBERWELL 3124 (REI/VG)

5 2 3

Price: $3,240,000
Method: Auction Sale
Date: 14/05/2022
Property Type: House (Res)
Land Size: 975 sqm approx

Agent Comments



4 Orrong Cr CAMBERWELL 3124 (REI/VG)

5 2 3

Price: $3,162,000
Method: Auction Sale
Date: 16/06/2022
Property Type: House (Res)
Land Size: 759 sqm approx

Agent Comments



62 Athelstan Rd CAMBERWELL 3124 (REI)

5 3 2

Price: $2,880,000
Method: Auction Sale
Date: 10/09/2022
Property Type: House (Res)
Land Size: 743 sqm approx

Agent Comments

REIV THE DIFFERENCE
propertydata.com.au

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