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	18 Kerr Crescent, Camberwell Vic 3124

Indicative selling price

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

Range between $4,400,000 & $4,800,000

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	9 Leura Gr HAWTHORN EAST 3123	$4,980,000	26/08/2022
2	3 Dixon St GLEN IRIS 3146	$4,750,000	17/09/2022
3	540 Burke Rd CAMBERWELL 3124	$4,600,000	19/10/2022

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: 08/11/2022 12:41

18 Kerr Crescent, Camberwell Vic 3124

shelter. Real Estate
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6 4 2

Rooms: 14
Property Type: House
Land Size: 617 sqm approx

Indicative Selling Price
$4,400,000 - $4,800,000
Median House Price
Year ending September 2022: $2,600,000

Agent Comments

This magnificent luxury home offers more than 60sqs of contemporary elegance with six ensuite bedrooms, multiple living and entertaining areas, pool and remote double garage.

Comparable Properties



9 Leura Gr HAWTHORN EAST 3123 (REI/VG)

5 5 2

Price: $4,980,000
Method: Sold Before Auction
Date: 26/08/2022
Property Type: House (Res)
Land Size: 843 sqm approx

Agent Comments



3 Dixon St GLEN IRIS 3146 (REI)

4 4 2

Price: $4,750,000
Method: Private Sale
Date: 17/09/2022
Property Type: House

Agent Comments



540 Burke Rd CAMBERWELL 3124 (REI)

5 5 4

Price: $4,600,000
Method: Private Sale
Date: 19/10/2022
Property Type: House

Agent Comments

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