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	1/17 Jervis Street, Camberwell Vic 3124

Indicative selling price

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

Range between $1,250,000 & $1,350,000

Median sale price

Median price $1,441,500 Property Type Townhouse Suburb Camberwell

Period - From 17/11/2021 to 16/11/2022 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	2/29 Glencairn Av CAMBERWELL 3124	$1,410,000	29/10/2022
2	1/42 Lynden St CAMBERWELL 3124	$1,310,000	20/09/2022
3	2/34 Cornell St CAMBERWELL 3124	$1,280,000	01/10/2022

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: 17/11/2022 17:28

1/17 Jervis Street, Camberwell Vic 3124

shelter. Real Estate
Will Anderson
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3 2 2

Property Type:
Land Size: 386 sqm approx

Indicative Selling Price
$1,250,000 - $1,350,000
Median Townhouse Price
17/11/2021 - 16/11/2022: $1,441,500

Agent Comments

Entirely independent and on its own Title, this impressive modern townhouse provides impeccable single level accommodation with courtyard against a sun filled northern aspect.

Comparable Properties



2/29 Glencairn Av CAMBERWELL 3124 (REI)

3 2 2

Agent Comments

Price: $1,410,000
Method: Auction Sale
Date: 29/10/2022
Property Type: Townhouse (Res)



1/42 Lynden St CAMBERWELL 3124 (REI/VG)

3 2 1

Agent Comments

Price: $1,310,000
Method: Private Sale
Date: 20/09/2022
Property Type: Unit
Land Size: 311 sqm approx



2/34 Cornell St CAMBERWELL 3124 (REI)

4 3 1

Agent Comments

Price: $1,280,000
Method: Auction Sale
Date: 01/10/2022
Property Type: Townhouse (Res)
Land Size: 415 sqm approx

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