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	35 Bellett Street, Camberwell Vic 3124

Indicative selling price

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

Range between $1,800,000 & $1,900,000

Median sale price

Median price $2,360,000 Property Type House Suburb Camberwell

Period - From 01/07/2023 to 30/09/2023 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	1/65 Glen Iris Rd GLEN IRIS 3146	$1,860,000	20/09/2023
2	13A Athelstan Rd CAMBERWELL 3124	$1,799,000	16/09/2023
3	1/119 Wattle Valley Rd CAMBERWELL 3124	$1,925,000	12/06/2023

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: 13/11/2023 12:56

35 Bellett Street, Camberwell Vic 3124

shelter.
Real Estate
Cameron Edgoose
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3 2 2

Rooms: 6
Property Type: House (Res)
Land Size: 443 sqm approx

Indicative Selling Price
$1,800,000 - $1,900,000
Median House Price
September quarter 2023: $2,360,000

Agent Comments

Nestled in a leafy prestige pocket just an easy stroll from the Junction, this single-level home's spacious three-bedroom design, north-facing garden and peaceful, private position provide a wonderfully versatile low-maintenance home in a quiet yet convenient position.

Comparable Properties



1/65 Glen Iris Rd GLEN IRIS 3146 (REI)

3 2 2

Price: $1,860,000
Method: Private Sale
Date: 20/09/2023
Property Type: Townhouse (Single)

Agent Comments



13A Athelstan Rd CAMBERWELL 3124 (REI)

3 2 2

Price: $1,799,000
Method: Private Sale
Date: 16/09/2023
Property Type: House

Agent Comments



1/119 Wattle Valley Rd CAMBERWELL 3124 (REI/VG)

4 3 2

Price: $1,925,000
Method: Sold Before Auction
Date: 12/06/2023
Property Type: Townhouse (Res)
Land Size: 452 sqm approx

Agent Comments

REIV THE DIFFERENCE
propertydata.com.au

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