

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

8A KINGFIELD COURT CAMBERWELL VIC 3124

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$2,395,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$2,625,000

Property type

House

Suburb

Camberwell

Period-from

01 Mar 2022

to

28 Feb 2023

Source

Corelogic

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 6 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

15 ALBERT STREET SURREY HILLS VIC 3127	\$2,450,000	26-Nov-22
8 MAYSIA STREET CANTERBURY VIC 3126	\$2,360,800	16-Nov-22

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 6 months.

This Statement of Information was prepared on: 16 March 2023

**15 ALBERT STREET SURREY HILLS
VIC 3127**

3 2 2

Sold Price

\$2,450,000

Sold Date

26-Nov-22

Distance

0.69km**8 MAYSIA STREET CANTERBURY
VIC 3126**

3 2 2

Sold Price

\$2,360,800

Sold Date

16-Nov-22

Distance

1.58km

RS = Recent sale

UN = Undisclosed Sale

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