

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

1/29 Donna Buang Street, Camberwell Vic 3124

Indicative selling price

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

Range between

\$1,900,000

&

\$2,090,000

Median sale price

Median price

\$2,565,000

Property Type

House

Suburb

Camberwell

Period - From

01/07/2023

to

30/06/2024

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	14 Hazeldine Rd GLEN IRIS 3146	\$2,000,000	15/09/2024
2	43 Valley Pde GLEN IRIS 3146	\$1,970,000	11/09/2024
3	3/37 Glencairn Av CAMBERWELL 3124	\$2,238,000	07/07/2024

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:

01/10/2024 14:32

1/29 Donna Buang Street, Camberwell Vic 3124



Christopher Cain

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Indicative Selling Price

\$1,900,000 - \$2,090,000

Median House Price

Year ending June 2024: \$2,565,000



4 3 2

Property Type: Townhouse

Agent Comments

Comparable Properties



14 Hazeldine Rd GLEN IRIS 3146 (REI)

Agent Comments

4 3 2

Price: \$2,000,000

Method: Private Sale

Date: 15/09/2024

Property Type: House



43 Valley Pde GLEN IRIS 3146 (REI)

Agent Comments

4 2 2

Price: \$1,970,000

Method: Sold Before Auction

Date: 11/09/2024

Property Type: Townhouse (Res)

Land Size: 444 sqm approx



3/37 Glencairn Av CAMBERWELL 3124 (REI)

Agent Comments

5 3 2

Price: \$2,238,000

Method: Private Sale

Date: 07/07/2024

Property Type: Townhouse (Res)

Account - J A Cain | P: 03 9805 2900 | F: 03 9805 2999



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