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	3/32 Allambee Avenue, Camberwell Vic 3124

Indicative selling price

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

Range between $690,000 & $740,000

Median sale price

Median price $755,000 Property Type Unit Suburb Camberwell

Period - From 01/04/2023 to 30/06/2023 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	5/11 Eddy St CAMBERWELL 3124	$706,000	05/08/2023
2	3/1 Bellett St CAMBERWELL 3124	$700,000	09/09/2023
3	4/77 Warrigal Rd SURREY HILLS 3127	$700,000	19/08/2023

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: 19/09/2023 19:33

3/32 Allambee Avenue, Camberwell Vic 3124

Brendan Cain
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2 1 1

Property Type: Unit

Agent Comments

Indicative Selling Price
$690,000 - $740,000
Median Unit Price
June quarter 2023: $755,000

Comparable Properties



5/11 Eddy St CAMBERWELL 3124 (REI)

2 1 1

Price: $706,000
Method: Auction Sale
Date: 05/08/2023
Property Type: Unit

Agent Comments



3/1 Bellett St CAMBERWELL 3124 (REI)

2 1 1

Price: $700,000
Method: Sold Before Auction
Date: 09/09/2023
Property Type: Unit

Agent Comments



4/77 Warrigal Rd SURREY HILLS 3127 (REI)

2 1 1

Price: $700,000
Method: Auction Sale
Date: 19/08/2023
Property Type: Villa

Agent Comments

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