

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

3/31 Brinsley Road 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

\$900,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$820,000

Property type

Unit

Suburb

Camberwell

Period-from

01 Apr 2020

to

31 Mar 2021

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

2/1 Kingsley Street Camberwell VIC 3124	\$904,000	20-Mar-21
1/32 Bringa Avenue Camberwell VIC 3124	\$804,000	15-Oct-20
4/5 Wanawong Crescent Camberwell VIC 3124	\$890,000	13-Mar-21

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: 08 April 2021



2/1 Kingsley Street Camberwell VIC 3124

Sold Price

^{RS} **\$904,000**

Sold Date

20-Mar-21

2 1 1

Distance

0.42km



1/32 Bringa Avenue Camberwell VIC 3124

Sold Price

\$804,000

Sold Date

15-Oct-20

2 1 2

Distance

1.05km



4/5 Wanawong Crescent Camberwell VIC 3124

Sold Price

^{RS} **\$890,000**

Sold Date

13-Mar-21

2 1 1

Distance

1.52km



4/2-4 Georgina Parade Camberwell VIC 3124

Sold Price

\$882,000

Sold Date

29-Oct-20

2 1 1

Distance

1.66km



3/13 Callanish Road Camberwell VIC 3124

Sold Price

\$875,000

Sold Date

30-Jan-21

2 1 1

Distance

2.33km

RS = Recent sale

UN = Undisclosed Sale

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