

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

2/15 GAVAN STREET 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

or range
between

\$1,000,000

&

\$1,100,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$927,500

Property type

Unit

Suburb

Camberwell

Period-from

01 Feb 2023

to

31 Jan 2024

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

2/11 AYLWIN AVENUE BURWOOD VIC 3125	\$1,030,000	22-Dec-23
4A MOREY STREET CAMBERWELL VIC 3124	\$1,314,000	25-Nov-23
2/9 MOREY STREET CAMBERWELL VIC 3124	\$1,300,000	13-Oct-23

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: 29 February 2024



**2/11 AYLWIN AVENUE BURWOOD
VIC 3125**

2 2 1

Sold Price

\$1,030,000

Sold Date

22-Dec-23

Distance

0.63km



**4A MOREY STREET CAMBERWELL
VIC 3124**

2 2 1

Sold Price

\$1,314,000

Sold Date

25-Nov-23

Distance

0.71km



**2/9 MOREY STREET CAMBERWELL
VIC 3124**

3 2 2

Sold Price

\$1,300,000

Sold Date

13-Oct-23

Distance

0.74km

RS = Recent sale

UN = Undisclosed Sale

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