

## 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

2/12 Cooloongatta Road Camberwell VIC 3124

### Indicative selling price

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

Single Price

or range  
between

\$1,350,000

&

\$1,450,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$855,000

Property type

Unit

Suburb

Camberwell

Period-from

01 Dec 2019

to

30 Nov 2020

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

1/38 Allambee Avenue Camberwell VIC 3124	\$1,700,000	11-Jul-20
2/26 Nevis Street Camberwell VIC 3124	\$1,327,500	28-Nov-20
1/28 Halley Avenue Camberwell VIC 3124	\$1,610,000	27-Jul-20

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: 04 December 2020



**1/38 Allambee Avenue Camberwell VIC 3124** Sold Price <sup>RS</sup> **\$1,700,000** Sold Date **11-Jul-20**  
 Distance **0.18km**  
 3 Beds 2 Baths 2 Car Spaces



**2/26 Nevis Street Camberwell VIC 3124** Sold Price <sup>RS</sup> **\$1,327,500** <sup>UN</sup> Sold Date **28-Nov-20**  
 Distance **1.01km**  
 3 Beds 3 Baths 2 Car Spaces



**1/28 Halley Avenue Camberwell VIC 3124** Sold Price **\$1,610,000** Sold Date **27-Jul-20**  
 Distance **1.37km**  
 3 Beds 2 Baths 2 Car Spaces



**2/147 Through Road Camberwell VIC 3124** Sold Price **\$1,500,000** Sold Date **07-Jul-20**  
 Distance **1.53km**  
 2 Beds 2 Baths 2 Car Spaces

RS = Recent sale      UN = Undisclosed Sale

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