

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

25 MABEL 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

\$1,850,000

&

\$2,000,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$2,650,000

Property type

House

Suburb

Camberwell

Period-from

01 Jun 2022

to

31 May 2023

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

20 DOWER STREET CAMBERWELL VIC 3124	\$2,105,000	29-Apr-23
3 GILMOUR ROAD CAMBERWELL VIC 3124	\$2,000,000	25-Mar-23
4 LOCKHART STREET CAMBERWELL VIC 3124	\$2,001,000	17-Dec-22

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: 15 June 2023



20 DOWER STREET CAMBERWELL VIC 3124 Sold Price ^{RS} **\$2,105,000** Sold Date **29-Apr-23**

3 3 -

Distance **0.52km**



3 GILMOUR ROAD CAMBERWELL VIC 3124 Sold Price ^{RS} **\$2,000,000** Sold Date **25-Mar-23**

2 1 3

Distance **0.48km**



4 LOCKHART STREET CAMBERWELL VIC 3124 Sold Price **\$2,001,000** Sold Date **17-Dec-22**

3 1 2

Distance **0.2km**

RS = Recent sale **UN** = Undisclosed Sale

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