

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

3/8 JERVIS 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

\$780,000

&

\$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$930,000

Property type

Unit

Suburb

Camberwell

Period-from

01 Jan 2024

to

31 Dec 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

1/17 REGENT STREET CAMBERWELL VIC 3124	\$770,000	31-Oct-24
1/18 YEOVIL ROAD GLEN IRIS VIC 3146	\$820,000	26-Jul-24
2/10 LITHGOW STREET GLEN IRIS VIC 3146	\$831,000	31-Aug-24

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: 22 January 2025



**1/17 REGENT STREET
CAMBERWELL VIC 3124**

 3  -  1

Sold Price **\$770,000** Sold Date **31-Oct-24**

Distance **0.51km**



**1/18 YEOVIL ROAD GLEN IRIS VIC
3146**

 2  1  1

Sold Price **\$820,000** Sold Date **26-Jul-24**

Distance **0.69km**



**2/10 LITHGOW STREET GLEN IRIS
VIC 3146**

 2  1  1

Sold Price **\$831,000** Sold Date **31-Aug-24**

Distance **0.85km**

RS = Recent sale UN = Undisclosed Sale

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