

William Van den Dungen 9809 2000 0438 130 188 william.vandendungen@noeljones.com.au

## Statement of Information

## Single residential property located in the Melbourne metropolitan area

			of the Estate	Agen	ts Act 1980						
Property offe	red for s	sale									
Address Including suburb and postcode		1.03/6 Butler Street, Camberwell Vic 3124									
Indicative se	lling pric	e									
For the meanin	g of this p	orice see	consi	umer.vic.gov.	au/unc	lerquoting					
Single pri	ce \$875,0	000									
Median sale	price										
Median price	\$990,75	50	House		Unit	Х		Suburb	Camberwell		
Period - From	- From 01/01/2018 to 31/03/2018 Source						RI	REIV			
Comparable	property	sales (	*Dele	ete A or B b	elow	as applic	able	<del>=</del> )			
month		estate aç						property for sale s to be most cor			
Address of comparable property								Price	D	ate of sale	
1											
2											
3											
OR											
								hat fewer than t le in the last six			

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\$875,000

March quarter 2018: \$990,750

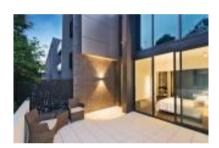
**Indicative Selling Price Median Unit Price** 





This shiny and new apartment has its own street entry and located on the first floor - giving views out over Camberwell from the secure balcony. In a dream location within walking distance to Camberwell Junction, tram and train. The apartment is light and spacious offering a designer kitchen with stone bench tops, Miele appliances which include induction cook top, oven and dishwasher. The large open living area opens out onto the secure balcony with sliding doors that can be opened, leaving the balcony to be used all year round.

## Comparable Properties



G04/828 Burke Rd CAMBERWELL 3124 (REI/VG)

Price: \$895.000 Method: Private Sale Date: 19/12/2017

Rooms: 3

Property Type: Apartment

**Agent Comments** 

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 six months.

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