

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	1.03/6 Butler Street, Camberwell Vic 3124
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Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price	\$875,000
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Median sale price

Median price	\$990,750	House		Unit	X	Suburb	Camberwell
Period - From	01/01/2018	to	31/03/2018	Source	REIV		

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 six 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		
2		
3		

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 six months.



Rooms:

Property Type: Apartment

Agent Comments

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)

Agent Comments



Price: \$895,000

Method: Private Sale

Date: 19/12/2017

Rooms: 3

Property Type: Apartment

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.