

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

Indicative selling price

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

Range between &

Median sale price

Median price House Unit Suburb
 Period - From to Source

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	2/19 Alma Rd CAMBERWELL 3124	\$1,205,000	24/02/2018
2	6/74 Glyndon Rd CAMBERWELL 3124	\$1,150,000	17/03/2018
3	7/36 Anderson Rd HAWTHORN EAST 3123	\$1,096,000	24/02/2018

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.



 4  1  2

Rooms:
Property Type: Unit
Land Size: 232 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,180,000 - \$1,280,000
Median Unit Price
 June quarter 2018: \$816,000

Comparable Properties



2/19 Alma Rd CAMBERWELL 3124 (REI/VG)

 2  1  1

Agent Comments

One less bedroom, closer proximity to Camberwell Junction

Price: \$1,205,000
Method: Auction Sale
Date: 24/02/2018
Rooms: -
Property Type: Unit



6/74 Glyndon Rd CAMBERWELL 3124 (REI/VG)

 3  1  1

Agent Comments

Single garage only

Price: \$1,150,000
Method: Auction Sale
Date: 17/03/2018
Rooms: 4
Property Type: Unit



7/36 Anderson Rd HAWTHORN EAST 3123 (REI/VG)

 3  2  1

Agent Comments

Older style home

Price: \$1,096,000
Method: Auction Sale
Date: 24/02/2018
Rooms: -
Property Type: Townhouse (Res)