

## 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](http://consumer.vic.gov.au/underquoting)

Single price

#### 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	10 Mayfield Av CAMBERWELL 3124	\$3,100,000	24/06/2017
2	30 Moorhouse St CAMBERWELL 3124	\$2,990,000	20/05/2017
3	44 Currajong Av CAMBERWELL 3124	\$2,950,000	06/03/2017

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.



5   3   2

**Rooms:**  
**Property Type:** House (Res)  
**Land Size:** 671 sqm approx  
Agent Comments

**Indicative Selling Price**  
\$3,095,000  
**Median House Price**  
June quarter 2017: \$2,108,000

## Comparable Properties



10 Mayfield Av CAMBERWELL 3124 (REI)

Agent Comments

4   4   2

**Price:** \$3,100,000  
**Method:** Auction Sale  
**Date:** 24/06/2017  
**Rooms:** 8  
**Property Type:** House (Res)  
**Land Size:** 712 sqm approx



30 Moorhouse St CAMBERWELL 3124 (REI)

Agent Comments

4   2   2

**Price:** \$2,990,000  
**Method:** Auction Sale  
**Date:** 20/05/2017  
**Rooms:** 7  
**Property Type:** House (Res)  
**Land Size:** 742 sqm approx



44 Currajong Av CAMBERWELL 3124 (REI/VG) Agent Comments

4   3   4

**Price:** \$2,950,000  
**Method:** Private Sale  
**Date:** 06/03/2017  
**Rooms:** 8  
**Property Type:** House  
**Land Size:** 901 sqm approx