

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*



Property offered for sale

Address
Including suburb and
postcode

35 Bellett Street, Camberwell 3124

Indicative selling price

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

Range between

\$1,500,000

&

\$1,600,000

Median sale price

Median price

\$2,108,000

House

X

Suburb

Camberwell

Period - From

01/04/2017

to

30/06/2017

Source

REIV

Comparable property sales

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
6 Wilson Grove, Camberwell	\$1,602,500	18/03/2017
38 Spencer Road, Camberwell	\$1,520,000	18/04/2017
64a Christowel Street, Camberwell	\$1,470,000	25/02/2017