

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

2/19 Carramar Avenue, Camberwell Vic 3124

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$2,750,000

&

\$2,950,000

Median sale price

Median price \$2,260,000

House

X

Unit

Suburb

Camberwell

Period - From 01/07/2017

to

30/06/2018

Source REIV

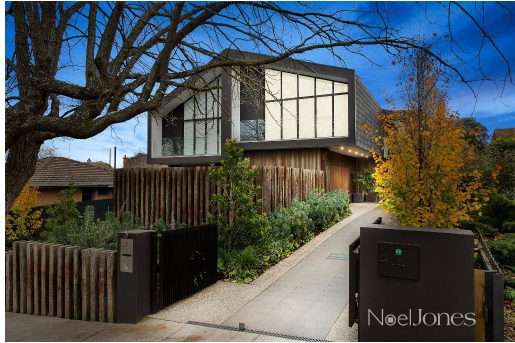
Comparable property sales (*Delete A or B below as applicable)

- 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	2a Straughan St GLEN IRIS 3146	\$2,700,000	28/05/2018
2	27a Mangarra Rd CANTERBURY 3126	\$2,938,888	04/03/2018
3	10 Tyrone St CAMBERWELL 3124	\$3,180,000	05/05/2018

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 2 4

Rooms:

Property Type: Townhouse (Res)

Land Size: 500 approx. sqm approx

Agent Comments

Indicative Selling Price

\$2,750,000 - \$2,950,000

Median House Price

Year ending June 2018: \$2,260,000

Comparable Properties



2a Straughan St GLEN IRIS 3146 (REI)

Agent Comments

4 3 2

Price: \$2,700,000

Method: Private Sale

Date: 28/05/2018

Rooms: -

Property Type: Townhouse (Single)



27a Mangarra Rd CANTERBURY 3126 (REI/VG) Agent Comments

4 4 2

Price: \$2,938,888

Method: Private Sale

Date: 04/03/2018

Rooms: -

Property Type: House

Land Size: 399 sqm approx



10 Tyrone St CAMBERWELL 3124 (REI/VG)

Agent Comments

5 3 4

Price: \$3,180,000

Method: Auction Sale

Date: 05/05/2018

Rooms: 7

Property Type: House (Res)

Land Size: 376 sqm approx