



Rooms: 6

Property Type: House (Res)

Agent Comments

Comparable Properties



153 Through Rd CAMBERWELL 3124 (REI/VG) Agent Comments



Price: \$2,410,000

Method: Auction Sale

Date: 05/08/2017

Rooms: -

Property Type: House (Res)

Land Size: 765 sqm approx



5 Bethela St CAMBERWELL 3124 (REI) Agent Comments



Price: \$2,300,000

Method: Auction Sale

Date: 02/12/2017

Rooms: -

Property Type: House (Res)

Land Size: 591 sqm approx



5 Quercus Ct CAMBERWELL 3124 (VG) Agent Comments



Price: \$2,120,000

Method: Sale

Date: 03/11/2017

Rooms: -

Property Type: House (Res)

Land Size: 585 sqm approx

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

18 Bethela Street, Camberwell Vic 3124

Indicative selling price

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

Range between

\$2,100,000

&

\$2,310,000

Median sale price

Median price

\$2,303,000

House

X

Unit

Suburb

Camberwell

Period - From

01/10/2017

to

31/12/2017

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	153 Through Rd CAMBERWELL 3124	\$2,410,000	05/08/2017
2	5 Bethela St CAMBERWELL 3124	\$2,300,000	02/12/2017
3	5 Quercus Ct CAMBERWELL 3124	\$2,120,000	03/11/2017

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.