

# 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

2a Trafalgar Road, Camberwell Vic 3124

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,300,000

&

\$1,400,000

### Median sale price

Median price \$1,960,000

Property Type House

Suburb Camberwell

Period - From 01/07/2018

to 30/06/2019

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	4/2 Myrniong Gr HAWTHORN EAST 3123	\$1,465,000	24/08/2019
2	6 Inkerman Rd CAMBERWELL 3124	\$1,461,000	16/03/2019
3	1/53 Chaucer Cr CANTERBURY 3126	\$1,360,000	01/06/2019

**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.~~

This Statement of Information was prepared on:

16/09/2019 09:22



3 3 3

**Property Type:** Strata Unit/Flat

Agent Comments

This solid brick family home comprises a large living/dining, study, laundry, bathroom and kitchen/meals opening to a rear courtyard on the ground floor. Upstairs contains three bedrooms (master with WIRs and ensuite) and a main bathroom with a separate W/C. Walking distance to shops and railway stations and within Camberwell Primary School, Camberwell High School and Canterbury Girls' Secondary College zones.

## Comparable Properties



**4/2 Myrniong Gr HAWTHORN EAST 3123 (REI)** Agent Comments

3 2 2

**Price:** \$1,465,000

**Method:** Auction Sale

**Date:** 24/08/2019

**Property Type:** House (Res)



**6 Inkerman Rd CAMBERWELL 3124 (REI)** Agent Comments

4 2 2

**Price:** \$1,461,000

**Method:** Auction Sale

**Date:** 16/03/2019

**Property Type:** House (Res)

**Land Size:** 260 sqm approx



**1/53 Chaucer Cr CANTERBURY 3126 (REI/VG)** Agent Comments

3 2 2

**Price:** \$1,360,000

**Method:** Auction Sale

**Date:** 01/06/2019

**Property Type:** House (Res)