

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

19 Barkly Street, Camberwell Vic 3124

Indicative selling price

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

Range between

\$1,980,000

&

\$2,150,000

Median sale price

Median price

\$2,252,000

House

X

Unit

Suburb

Camberwell

Period - From

01/01/2017

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	94 Highfield Rd CANTERBURY 3126	\$1,955,000	03/03/2018
2	5 Quercus Ct CAMBERWELL 3124	\$2,120,000	03/11/2017
3	1 Acacia St CAMBERWELL 3124	\$2,227,000	24/02/2018

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.



3 2 2

Rooms:
Property Type: House
Land Size: 670 sqm approx
Agent Comments

Indicative Selling Price
 \$1,980,000 - \$2,150,000
Median House Price
 Year ending December 2017: \$2,252,000

Comparable Properties



94 Highfield Rd CANTERBURY 3126 (REI)

Agent Comments

3 1 2

Price: \$1,955,000
Method: Auction Sale
Date: 03/03/2018
Rooms: -
Property Type: House (Res)
Land Size: 630 sqm approx



5 Quercus Ct CAMBERWELL 3124 (VG)

Agent Comments

3 - -

Price: \$2,120,000
Method: Sale
Date: 03/11/2017
Rooms: -
Property Type: House (Res)
Land Size: 585 sqm approx



1 Acacia St CAMBERWELL 3124 (REI)

Agent Comments

4 2 2

Price: \$2,227,000
Method: Auction Sale
Date: 24/02/2018
Rooms: -
Property Type: House (Res)
Land Size: 699 sqm approx