

# 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 35 High 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)

Single Price \$1,650,000

### Median sale price

Median price \$1,900,000

Property type Others

Suburb Camberwell

Period - From 01/10/2018

to

30/09/2019

Source Price Finder

### 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
3/14 VAN NESS AVE, GLEN IRIS, VIC 3146	\$1,725,000	29/07/2019
The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.	\$1,650,000	

This Statement of Information was prepared on: 16/12/2019