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

10 Kerr Crescent, Camberwell Vic 3124

Indicative selling price

For the meaning	of this price see	con	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$2,700,000		&		\$2,800,000			
Median sale p	rice							
Median price	\$2,405,000	Pro	operty Type	Ηοι	ise		Suburb	Camberwell
Period - From	22/09/2020	to	21/09/2021		So	urce	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Add	dress of comparable property	Price	Date of sale
1	8 Kerr Cr CAMBERWELL 3124	\$2,704,500	02/09/2021
2			
3			

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:

22/09/2021 15:51



Thomson:





Property Type: House (Previously Occupied - Detached) Land Size: 652sqm approx sqm approx Agent Comments Indicative Selling Price \$2,700,000 - \$2,800,000 Median House Price 22/09/2020 - 21/09/2021: \$2,405,000

Comparable Properties



8 Kerr Cr CAMBERWELL 3124 (REI)



Price: \$2,704,500 Method: Sold Before Auction Date: 02/09/2021 Property Type: House (Res) Land Size: 633 sqm approx Agent Comments

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.

Account - Thomson | P: 03 95098244 | F: 95009693

propertydata



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