

# 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 [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$2,700,000

&

\$2,800,000

### Median sale price

Median price \$2,405,000

Property Type House

Suburb Camberwell

Period - From 22/09/2020

to

21/09/2021

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	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



 4  3  2

**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)**

 4  2  3

**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.

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