

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

7 Russell Street, Camberwell Vic 3124

Indicative selling price

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

Single price

\$4,188,000

Median sale price

Median price

\$2,067,500

Property Type

House

Suburb

Camberwell

Period - From

01/01/2020

to

31/03/2020

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	40 The Ridge CANTERBURY 3126	\$4,200,000	25/03/2020
2	10 Myambert Av BALWYN 3103	\$4,160,000	11/03/2020
3	33 Mangarra Rd CANTERBURY 3126	\$4,120,000	13/06/2020

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:

24/06/2020 10:34



Property Type:
Agent Comments

Indicative Selling Price
\$4,188,000
Median House Price
March quarter 2020: \$2,067,500

Comparable Properties



40 The Ridge CANTERBURY 3126 (REI)

Agent Comments



Price: \$4,200,000
Method: Auction Sale
Date: 25/03/2020
Property Type: House (Res)
Land Size: 957 sqm approx



10 Myambert Av BALWYN 3103 (REI)

Agent Comments



Price: \$4,160,000
Method: Private Sale
Date: 11/03/2020
Rooms: 12
Property Type: House



33 Mangarra Rd CANTERBURY 3126 (REI)

Agent Comments



Price: \$4,120,000
Method: Auction Sale
Date: 13/06/2020
Property Type: House (Res)