

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

16 Joffre Street, Camberwell Vic 3124

Indicative selling price

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

Range between

\$1,550,000

&

\$1,650,000

Median sale price

Median price

\$818,000

House

Unit

X

Suburb

Camberwell

Period - From

01/04/2019

to

30/06/2019

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	1/14 Hollsmoor Rd CAMBERWELL 3124	\$1,750,000	01/07/2019
2	5a Thomas St CAMBERWELL 3124	\$1,590,000	17/08/2019
3	2/45 Cornell St CAMBERWELL 3124	\$1,490,000	05/03/2019

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.



 4  2  2

Rooms: 7

Property Type: Townhouse (Res)

Land Size: 314 sqm approx

Agent Comments

Ultra modern and architectural design and well built. Walk to parks, shops, schools, tram stops and train stations.

Indicative Selling Price

\$1,550,000 - \$1,650,000

Median Unit Price

June quarter 2019: \$818,000

Comparable Properties



1/14 Hollsmoor Rd CAMBERWELL 3124 (REI)

Agent Comments

 4  2  2

smaller land size

Price: \$1,750,000

Method: Private Sale

Date: 01/07/2019

Rooms: -

Property Type: Townhouse (Single)

5a Thomas St CAMBERWELL 3124 (REI)

Agent Comments

 4  3  2

less desired location

Price: \$1,590,000

Method: Auction Sale

Date: 17/08/2019

Rooms: -

Property Type: Townhouse (Res)



2/45 Cornell St CAMBERWELL 3124 (REI/VG)

Agent Comments

 4  3  2

sold when market was down

Price: \$1,490,000

Method: Private Sale

Date: 05/03/2019

Rooms: -

Property Type: Townhouse (Single)