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Rooms:

Property Type:

Flat/Unit/Apartment (Res)

Land Size: 130.728 sqm

Agent Comments

Indicative Selling Price

\$580,000 - \$638,000

Median Unit Price

Year ending March 2017: \$741,500

Comparable Properties



1/28 Nevis St CAMBERWELL 3124 (VG)

Agent Comments

 2  -  -

Price: \$700,000

Method: Sale

Date: 26/01/2017

Rooms: -

Property Type: Flat/Unit/Apartment (Res)

2/11 Kingfield Ct CAMBERWELL 3124 (REI/VG) Agent Comments

 2  1  1

Price: \$646,000

Method: Private Sale

Date: 21/12/2016

Rooms: 5

Property Type: Unit

3/34 Allambee Av CAMBERWELL 3124 (VG)

Agent Comments

 2  -  -

Price: \$625,000

Method: Sale

Date: 07/02/2017

Rooms: -

Property Type: Flat/Unit/Apartment (Res)

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

6/9 Eddy Street, Camberwell Vic 3124

Indicative selling price

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

Range between \$580,000

&

\$638,000

Median sale price

Median price \$741,500

Unit

X

Suburb

Camberwell

Period - From 01/04/2016

to

31/03/2017

Source REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
1/28 Nevis St CAMBERWELL 3124	\$700,000	26/01/2017
2/11 Kingfield Ct CAMBERWELL 3124	\$646,000	21/12/2016
3/34 Allambee Av CAMBERWELL 3124	\$625,000	07/02/2017