

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

72 Bowen Street, Camberwell Vic 3124

Indicative selling price

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

Range between \$2,800,000

&

\$3,000,000

Median sale price

Median price \$2,435,000

Property Type House

Suburb Camberwell

Period - From 01/01/2021

to 31/03/2021

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	69 Bowen St CAMBERWELL 3124	\$2,940,000	07/12/2020
2	640 Riversdale Rd CAMBERWELL 3124	\$2,830,000	11/03/2021
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:

16/04/2021 11:11



 4  2  2

Rooms: 7

Property Type: House

Land Size: 892 sqm approx

Agent Comments

Indicative Selling Price

\$2,800,000 - \$3,000,000

Median House Price

March quarter 2021: \$2,435,000

Comparable Properties



69 Bowen St CAMBERWELL 3124 (REI/VG)

Agent Comments

 2  1  -

Price: \$2,940,000

Method: Private Sale

Date: 07/12/2020

Property Type: House

Land Size: 892 sqm approx



640 Riversdale Rd CAMBERWELL 3124 (REI)

Agent Comments

 5  3  4

Price: \$2,830,000

Method: Auction Sale

Date: 11/03/2021

Property Type: House (Res)

Land Size: 836 sqm approx

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. The agent reasonably believes that there have been no further sales that compare regarding land size, location, features and quality.