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	e cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$2,800,000		&		\$3,000,000			
Median sale p	rice							
Median price	\$2,435,000	Pro	operty Type	Hou	ise		Suburb	Camberwell
Period - From	01/01/2021	to	31/03/2021		So	ource	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress 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

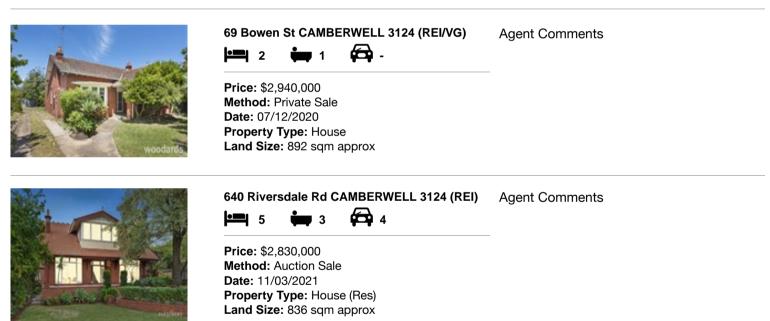






Rooms: 7 Property Type: House Land Size: 892 sqm approx Agent Comments Indicative Selling Price \$2,800,000 - \$3,000,000 Median House Price March quarter 2021: \$2,435,000

Comparable Properties



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.

Account - Woodards | P: 03 9805 1111 | F: 03 9805 1199





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.