

## 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

30 Morey Street, Camberwell Vic 3124

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,750,000

&

\$1,925,000

#### Median sale price

Median price \$1,900,000

House

X

Unit

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	22 Lodge Rd CAMBERWELL 3124	\$1,900,000	29/05/2019
2	16 Killarra Av CAMBERWELL 3124	\$1,880,000	02/03/2019
3	127 Through Rd CAMBERWELL 3124	\$1,750,000	15/02/2019

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 4

**Rooms:** 7

**Property Type:** House

**Land Size:** 728 approx. sqm approx

**Agent Comments**

boasting a premium location, zoned for Camberwell High School and close to PLC, this wonderful family home invites a magnificent lifestyle. Impressive open plan living with an abundance of light filled spaces throughout. Formal lounge and dining, family room, kitchen and meals, rumpus room, study.

**Indicative Selling Price**

\$1,750,000 - \$1,925,000

**Median House Price**

June quarter 2019: \$1,900,000

## Comparable Properties



**22 Lodge Rd CAMBERWELL 3124 (REI)**

3 1 1

**Price:** \$1,900,000

**Method:** Private Sale

**Date:** 29/05/2019

**Rooms:** 4

**Property Type:** House

**Land Size:** 702 sqm approx

**Agent Comments**

Smaller block and house in better location.



**16 Killarra Av CAMBERWELL 3124 (REI)**

3 2 2

**Price:** \$1,880,000

**Method:** Auction Sale

**Date:** 02/03/2019

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 728 sqm approx

**Agent Comments**

smaller house in a bit better location, but the house is not as good.



**127 Through Rd CAMBERWELL 3124 (REI)**

5 2 -

**Price:** \$1,750,000

**Method:** Sold Before Auction

**Date:** 15/02/2019

**Rooms:** 8

**Property Type:** House (Res)

**Agent Comments**

much smaller block in a busy road.