

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 41 Fairview Avenue, Camberwell Vic 3124

Indicative selling price

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

Single price \$1,550,000

Median sale price

Median price \$1,880,000 House Unit Suburb Camberwell

Period - From 01/10/2018 to 31/12/2018 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	889 Riversdale Rd CAMBERWELL 3124	\$1,600,000	24/11/2018
2	8 Ventich St GLEN IRIS 3146	\$1,510,000	20/10/2018
3	13 Gilbert Pde CAMBERWELL 3124	\$1,505,000	27/10/2018

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:

Property Type: House (Res)

Land Size: 616 sqm approx

Agent Comments

Comparable Properties



889 Riversdale Rd CAMBERWELL 3124 (REI)

Agent Comments

 3  1  2

Price: \$1,600,000

Method: Auction Sale

Date: 24/11/2018

Rooms: -

Property Type: House (Res)

Land Size: 790 sqm approx



8 Ventich St GLEN IRIS 3146 (REI)

Agent Comments

 3  1  2

Price: \$1,510,000

Method: Auction Sale

Date: 20/10/2018

Rooms: -

Property Type: House (Res)

Land Size: 676 sqm approx



13 Gilbert Pde CAMBERWELL 3124 (REI)

Agent Comments

 3  2  2

Price: \$1,505,000

Method: Auction Sale

Date: 27/10/2018

Rooms: 5

Property Type: House (Res)

Land Size: 524 sqm approx