

## 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<br>Including suburb and<br>postcode | 41 Fairview Avenue, Camberwell Vic 3124 |
|---|---|

#### Indicative selling price

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

Single price \$1,550,000

#### Median sale price

|               |             |       |            |        |      |        |            |
|---------------|-------------|-------|------------|--------|------|--------|------------|
| Median price  | \$1,880,000 | House | X          | 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