

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

2/24 Seville Street, Camberwell Vic 3124

Indicative selling price

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

Range between \$650,000

&

\$700,000

Median sale price

Median price \$700,000

House

Unit

X

Suburb

Camberwell

Period - From 01/01/2019

to

31/03/2019

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	1/3 High Rd CAMBERWELL 3124	\$710,000	28/12/2018
2	3/9 Eddy St CAMBERWELL 3124	\$700,000	11/01/2019
3	1/3 Crescent Rd CAMBERWELL 3124	\$685,000	15/12/2018

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.



2 1 1

Rooms: 4

Property Type: Villa

Agent Comments

Comparable Properties



1/3 High Rd CAMBERWELL 3124 (REI/VG)

Agent Comments

2 1 2

Price: \$710,000

Method: Private Sale

Date: 28/12/2018

Rooms: 3

Property Type: Townhouse (Single)

Land Size: 131 sqm approx



3/9 Eddy St CAMBERWELL 3124 (REI/VG)

Agent Comments

2 1 1

Price: \$700,000

Method: Private Sale

Date: 11/01/2019

Rooms: 4

Property Type: Unit

Land Size: 118 sqm approx



1/3 Crescent Rd CAMBERWELL 3124 (REI/VG) Agent Comments

2 1 1

Price: \$685,000

Method: Auction Sale

Date: 15/12/2018

Rooms: -

Property Type: Unit