

## 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

2/42 Range 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

\$700,000

&

\$770,000

#### Median sale price

Median price

\$882,500

House

Unit

X

Suburb

Camberwell

Period - From

01/10/2017

to

30/09/2018

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	8/59 Glen Iris Rd GLEN IRIS 3146	\$750,000	23/09/2018
2	3/794 Riversdale Rd CAMBERWELL 3124	\$705,000	05/12/2018
3	3/9 Eddy St CAMBERWELL 3124	\$700,000	11/01/2019

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.



 2    1    1

**Rooms:**

**Property Type:** Unit

Agent Comments

## Comparable Properties



**8/59 Glen Iris Rd GLEN IRIS 3146 (VG)**

Agent Comments

 2    -    -

**Price:** \$750,000

**Method:** Sale

**Date:** 23/09/2018

**Rooms:** -

**Property Type:** Flat/Unit/Apartment (Res)



**3/794 Riversdale Rd CAMBERWELL 3124 (REI)** Agent Comments

 2    1    1

**Price:** \$705,000

**Method:** Private Sale

**Date:** 05/12/2018

**Rooms:** -

**Property Type:** Unit



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

Agent Comments

 2    1    1

**Price:** \$700,000

**Method:** Private Sale

**Date:** 11/01/2019

**Rooms:** 4

**Property Type:** Unit