## 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	47 Outlook Drive, Camberwell Vic 3124
Including suburb and	
postcode	

### Indicative selling price

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

Range between \$1,650,000 & \$1,750,000	Range between	\$1,650,000	&	\$1,750,000
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### Median sale price

Median price	\$2,435,000	Pro	perty Type	House		Suburb	Camberwell
Period - From	01/01/2021	to	31/03/2021		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

Add	dress of comparable property	Price	Date of sale
1	226 Warrigal Rd CAMBERWELL 3124	\$1,573,000	20/03/2021
2	27 Boisdale St SURREY HILLS 3127	\$1,726,000	24/02/2021
3	10 Charles St GLEN IRIS 3146	\$1,730,000	29/01/2021

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	23/06/2021 13:37









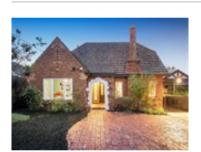




Property Type: House (Res) Land Size: 654 sqm approx **Agent Comments** 

**Indicative Selling Price** \$1,650,000 - \$1,750,000 **Median House Price** March quarter 2021: \$2,435,000

# Comparable Properties



226 Warrigal Rd CAMBERWELL 3124 (REI/VG) Agent Comments



Situated on main road

Agent Comments

Price: \$1,573,000 Method: Auction Sale Date: 20/03/2021

Property Type: House (Res) Land Size: 672 sqm approx



27 Boisdale St SURREY HILLS 3127 (REI/VG)





Price: \$1,726,000

Method: Sold Before Auction

Date: 24/02/2021

Property Type: House (Res) Land Size: 650 sqm approx



10 Charles St GLEN IRIS 3146 (REI/VG)





Price: \$1,730,000

Method: Sold Before Auction

Date: 29/01/2021

Property Type: House (Res) Land Size: 646 sqm approx

Agent Comments

Account - Woodards | P: 03 9805 1111 | F: 03 9805 1199



