

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

47 Outlook Drive, Camberwell Vic 3124

Indicative selling price

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

Range between \$1,650,000

&

\$1,750,000

Median sale price

Median price \$2,435,000

Property 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	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 comparable properties 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



 3  1  1

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

 4  2  5

Situated on main road

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)

Agent Comments

 3  1  2

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)

Agent Comments

 4  1  1

Price: \$1,730,000

Method: Sold Before Auction

Date: 29/01/2021

Property Type: House (Res)

Land Size: 646 sqm approx