# 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

2/1 Outlook Drive, Camberwell Vic 3124

### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting							
Range between	\$530,000	&	\$580,000				
Median sale price							
Median price	\$770,000 H	louse Un	it X	Suburb Camberwell			
Period - From	01/07/2018 to	30/06/2019	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 sixmonths 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		
2		
3		

OR

**B**<sup>\*</sup> 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.

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propertydata

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.





Rooms: Property Type: Unit Agent Comments Merryn Schmidt (03) 9831 3007 0413 994 597 merryns@metrops.com.au

Indicative Selling Price \$530,000 - \$580,000 Median Unit Price Year ending June 2019: \$770,000



12/217a Highfield Rd CAMBERWELL 3124 (REI) 2 1 1 1 Price: \$570,000 Method: Auction Sale Date: 20/07/2019 Rooms: - Property Type: Apartment Land Size: 67 sqm approx	Agent Comments
8/217a Highfield Rd CAMBERWELL 3124 (REI/VG) 2 1 1 1 Price: \$570,000 Method: Auction Sale Date: 23/02/2019 Rooms: - Property Type: Apartment	Agent Comments

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