

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

4/11 Oberwyl Road, Camberwell Vic 3124

Indicative selling price

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

Range between

\$770,000

&

\$847,000

Median sale price

Median price

\$855,000

Property Type

Unit

Suburb

Camberwell

Period - From

01/10/2019

to

31/12/2019

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	3/5 Wanawong Cr CAMBERWELL 3124	\$835,000	23/11/2019
2	4/1 Alfred Rd GLEN IRIS 3146	\$753,500	25/09/2019
3	3/6 Laxdale Rd CAMBERWELL 3124	\$750,000	16/11/2019

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.~~

This Statement of Information was prepared on:

28/01/2020 15:54



Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$770,000 - \$847,000
Median Unit Price
December quarter 2019: \$855,000

Comparable Properties



3/5 Wanawong Cr CAMBERWELL 3124 (REI)

Agent Comments



Price: \$835,000
Method: Auction Sale
Date: 23/11/2019
Property Type: Unit



4/1 Alfred Rd GLEN IRIS 3146 (REI/VG)

Agent Comments



Price: \$753,500
Method: Private Sale
Date: 25/09/2019
Property Type: Unit



3/6 Laxdale Rd CAMBERWELL 3124 (REI)

Agent Comments



Price: \$750,000
Method: Auction Sale
Date: 16/11/2019
Rooms: 3
Property Type: Unit