Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 20 French Street, Camberwell Vic 3124

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$2,200,000		&		\$2,400,000			
Median sale p	rice							
Median price	\$2,170,000	Pro	operty Type	erty Type House		se		Camberwell
Period - From	01/04/2020	to	31/03/2021		So	urce	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.

Ado	dress of comparable property	Price	Date of sale
1	84 Through Rd CAMBERWELL 3124	\$2,340,000	01/05/2021
2	45 Madeline St GLEN IRIS 3146	\$2,200,000	26/03/2021
3	3 George St CAMBERWELL 3124	\$2,222,000	03/03/2021

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:

01/07/2021 13:34







Property Type: House Land Size: 790 sqm approx Agent Comments

Indicative Selling Price \$2,200,000 - \$2,400,000 Median House Price Year ending March 2021: \$2,170,000

Comparable Properties



84 Through Rd CAMBERWELL 3124 (REI/VG) Agent Comments



Price: \$2,340,000 Method: Auction Sale Date: 01/05/2021 Property Type: House (Res) Land Size: 723 sqm approx



45 Madeline St GLEN IRIS 3146 (REI)

Agent Comments





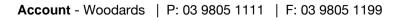
Price: \$2,200,000 Method: Sold Before Auction Date: 26/03/2021 Property Type: House (Res)

3 George St CAMBERWELL 3124 (REI)



Agent Comments

Price: \$2,222,000 Method: Private Sale Date: 03/03/2021 Property Type: House Land Size: 736 sqm approx





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.