

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

20 French Street, Camberwell Vic 3124

Indicative selling price

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

Range between \$2,200,000

&

\$2,400,000

Median sale price

Median price \$2,170,000

Property Type House

Suburb Camberwell

Period - From 01/04/2020

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	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



 4  2  2

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**

 3  2  2

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**

 4  2  2

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



3 George St CAMBERWELL 3124 (REI) **Agent Comments**

 4  2  1

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